| | |
|---|---|
| **MEETING:** | ***AMENDED* - REGULAR MEETING OF THE GROUNDWATER TECHNICAL REVIEW COMMITTEE** |
| **DATE & TIME:** | **Wednesday, September 4, 2024 at 11:00 AM** |
| **LOCATION:** | **Germantown Village Hall Board Room<br>N112 W17001 Mequon Road** |

**NOTICE:** Citizens not wishing to attend the meeting personally may submit any public comments by sending an email to comments@germantownwi.gov by 4 pm on the day of the meeting so that it can be provided to the members of the body for their consideration.

## AGENDA

**I. CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

**II. ROLL CALL:**

**III. ELECTION OF A CHAIRPERSON:**

**IV. APPROVAL OF MINUTES:**

A. None.

**V. UNFINISHED BUSINESS:**

A. None.

**VI. NEW BUSINESS:** *Attachment Updated*

A. Michael Anderson, Agent for Green Hills Contracting, Inc. and Klosett Investments LLC, Property Owner; Review and Recommendation for a Conditional Use Permit (CUP) Application to Allow a "Salt or Deicing Material Storage" Facility on Property Located in a Groundwater Protection Overlay District Pursuant to Section 17.40.12(3) of the Village's Zoning Code. (DISCUSSION & ACTION)

**VII. ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of the Village Board per State ex rel.Badke v Greendale Village Board, even though the Village Board will not take formal action at this meeting.

# CONDITIONSAL USE PERMIT

**09/04/24 Groundwater Technical Review Committee Meeting**

## Michael Anderson / GH Industries LLC

**Village Staff Report** **Germantown, Wisconsin**


**SUMMARY**

Michael Anderson, Agent for GH Industries LLC, and Klosett Investments and Mark Mason, Property Owners, N114 W18686 Clinton Drive. Conditional Use Permit (CUP) application to allow a "salt or deicing material storage for the purpose of distribution" use in a Groundwater Protection Overlay District.


On August 19, 2024, the Village Board passed a series of code amendments to the Wellhead Protection provisions under Section 17.40 of the zoning code. Included with the amendments is a provision allowing the substitution of pre-existing uses or facilities that are prohibited by the Wellhead Protection regulations. The substitution of such uses can be allowed through a Conditional Use Permit.

In this instance, Michael Anderson of GH Industries LLC has requested a Conditional Use Permit to locate Green Hills, a business offering horticultural services that also includes salt/deicing material storage, on property at N114 W18686 Clinton Drive within the Groundwater Protection Overlay District. While “horticultural services” is subject to a conditional use under the site’s underlying zoning district (M-1 Limited Industrial), the Groundwater Technical Review Committee is tasked with recommended on the proposed conditional use to allow the “salt or deicing material storage” component. More specifically, the Committee’s purpose and responsibilities are to:

- Provide objective and scientific technical review of request for conditional use permits and make recommendations to the Plan Commission and ultimately to the Village Board to grant or deny conditional use permits based upon the facts discovered in that review.
- To make recommendations on any and all conditions placed on a conditional use permit.
- To interpret the provisions of Code Section 17.40 (Wellhead Protection) and to provide guidance to the Village Planner/Zoning Administrator regarding potential amendments to and the administration and enforcement of the provisions under Section 17.40.
- To give advice on matters concerning the protection of Germantown’s groundwater resources.

*Per Code Section 17.40.11(3), the applicant has submitted the required documents for review by the Groundwater Technical Review Committee. As listed above the purpose of the meeting will be for the Committee to discuss and recommend on the conditional use permit as described in the summary section of this memo. The recommendation shall be to approve, approve with conditions, or deny the application. For reference, the submittals for consideration are listed as follows and attached to this memo along with the applicable Wellhead provisions and application:*

a) *Site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring*

*wells, and 2-foot ground elevation contours.*

b) *Business plan and/or other documentation which describes in details the use, activities, and structures proposed.*
c) *Environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality. In the event of a substitution or relocation of a pre-existing use under this section, the report shall address the ways that the substituted or relocated use will reduce the risk to groundwater compared to the pre-existing use.*
d) *Operation safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.*
e) *Contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.*

## 17.40 WELLHEAD PROTECTION. (Cr. Ord. #15-10; Revised 8-19-2024 Ord. #20-2024)

17.40.01 **PURPOSE AND AUTHORITY.**

(1) Purpose . The residents of the Village of Germantown depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions protecting the municipal water supply of the Village of Germantown and promote the public health, safety and general welfare of the residents.

(2) Authority . Statutory authority of the Village to enact these regulations was established by the Wisconsin Legislature in §62.23(7)(a) and (c), Wis. Stats. Under these statutes, the Village has the authority to enact this ordinance to encourage the protection of groundwater resources.

17.40.02 **APPLICATION OF REGULATIONS.** The regulations specified in this Wellhead Protection Ordinance shall apply to those areas of the Village of Germantown that lie within the recharge areas for municipal water supply wells as defined in subsection 17.40.05, and are in addition to the requirements in the underlying zoning district, if any. If there is a conflict between this ordinance and the zoning ordinance, the more restrictive provision shall apply.

17.40.03 **DEFINITIONS.**

(1) Aquifer . A saturated, permeable geologic formation that contains and will yield significant quantities of water.

(2) Cone of Depression . The area around a well, in which the water level has been lowered at least ⅒ of a foot by pumping of the well.

(3) Facilities . A general term referring to land uses, business operations, activities, developed property, or material stored.

(4) Five-Year Time of Travel . The recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater will take 5 years to reach a pumping well.

(5) Municipal Water Supply . The municipal water supply of the Village of Germantown.

(6) Person . An individual, partnership, association, corporation, municipality or state agency, or other legal entity.

(7) Recharge Area . The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer, supplies groundwater to a well.

(8) Thirty-Day Time of Travel . The recharge area upgradient of a well, or its cone of depression, the outer boundary of which it is determined or estimated that groundwater will take 30 days to reach a pumping well.

(9) Well Field . A piece of land used primarily for the purpose of locating wells to supply a municipal water system.

(10) Well . A boring into the earth for the purpose of extracting groundwater for supply to the municipal water supply.

(11) Zone of Saturation . The area of unconsolidated, fractured or porous material that is saturated with water and constitutes groundwater.

17.40.04 **GROUNDWATER TECHNICAL REVIEW COMMITTEE.**

(1) The Germantown Groundwater Technical Review Committee shall consist of all of the following:

(a) The Village Planner/Zoning Administrator.

(b) The Village Public Works Director.

(c) The Village Engineer

(d) The Fire Chief

(e) The Superintendent of the Water Utility.

(2) The purpose for and responsibilities of the Germantown Groundwater Technical Review Committee are to:

(a) provide objective and scientific technical review of requests for conditional use permits and make recommendations to the Plan Commission and ultimately to the Village Board to grant or deny conditional use permits based upon the facts discovered in that review;

(b) to make recommendations on any and all conditions placed on a conditional use permit;

(c) to interpret the provisions of Section 17.40 (Wellhead Protection) and to provide guidance to the Village Planner/Zoning Administrator regarding potential amendments to and the administration and enforcement of the provisions under Section 17.40; and

(d) to give advice on matters concerning the protection of Germantown's groundwater resources.

(3) Professional Services. The Village may retain the services of professional consultants (including engineer, environmental specialist, hydrologist, and other experts) to assist the Village in the Village's review of a proposal or submittal coming before the Germantown Water Technical Review Committee. The submittal of a proposal by a petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may apply the charges for these services to the petitioner along with an administrative fee. Review fees which are applied to the petitioner, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

17.40.05 **GROUNDWATER PROTECTION OVERLAY DISTRICT.** A Groundwater Protection Overlay District may be created to institute land use regulations and restrictions within a defined area which contributes water directly to a municipal water supply and thus promotes public health, safety, and welfare. The district is intended to protect the groundwater recharge area for the existing or future municipal water supply from contamination.

17.40.06 **SUPREMACY OF THIS DISTRICT.** The regulations of an overlay district will apply in addition to all other regulations which occupy the same geographic area. The provisions of any zoning districts that underlay this overlay district will apply except when provisions of the Groundwater Protection Overlay District are more stringent.

17.40.07 **GROUNDWATER PROTECTION OVERLAY DISTRICTS BOUNDARIES.** The boundaries of the Groundwater Protection Overlay Districts are referenced as being part of the Germantown zoning map being an overlay district to the zoning map. The locations and boundaries of the zoning districts established by this ordinance are set forth on the Village of Germantown Municipal Wellhead Protection Areas Map which is incorporated herein and hereby made a part of this ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

17.40.08 **PERMITTED USES.**

(1) Subject to the conditions for existing uses listed in subsection 17.40.12 the following are the only permitted uses within the groundwater protection overlay district.

(a) Public and private parks, and playgrounds provided there are no on-site wastewater disposal systems or holding tanks.

(b) Wildlife and natural and woodland areas.

(c) Biking, hiking, skiing, nature, equestrian and fitness trails.

(d) Residential which is municipally sewered and free of flammable and combustible liquid underground storage tanks.

(e) Agricultural uses in accordance with the county soil conservation department's best management practices guidelines.

(f) Single-family residences on a minimum lot of 20,000 square feet with a private on-site sewage treatment system receiving less than 8,000 gallons per day, which meets the County and State health standards for the effluent, and free of flammable or combustible liquid underground storage tanks.

(g) Commercial, institutional, industrial or office establishments which are municipally sewered subject to the prohibited and conditional uses listed in subsections 17.40.10 and 17.40.11.

17.40.09 **SEPARATION DISTANCE REQUIREMENTS.**

(1) The following separation distances as specified in § NR 811.16(4)(d), Wis. Adm. Code, shall be maintained. Measurements shall be from the well head to the specified structure, facility, edge of landfill or storage area as described in items (a) through (f) below.

(a) Fifty feet between a public water supply well and a stormwater sewer main or any sanitary sewer main constructed of water main materials and joints which is pressure tested in place to meet current AWWA 600 specifications. NOTE: Current AWWA 600 specifications are available for inspection at the office of the Wisconsin Department of Natural Resources, the Secretary of State's office and the office of the Revisor of Statutes.

(b) Two hundred feet between a public water supply well and any sanitary sewer main not meeting the above specifications, any sanitary sewer lift station or single-family residential fuel oil tank.

(c) Four hundred feet between a public water supply well and a septic system receiving less than 8,000 gallons per day, or a stormwater detention, retention, infiltration or drainage basin.

(d) Six hundred feet between a well and any gasoline or fuel oil storage tank installation that has received written approval from the Wisconsin Department of Commerce (hereafter Commerce) or its designated agent under § COMM 10.10, Wis. Adm. Code.

(e) One thousand feet between a well and land application of municipal, commercial or industrial waste; industrial, commercial or municipal waste water lagoons or storage structures; manure stacks or storage structures; and septic tanks or soil adsorption units receiving 8,000 gallons per day or more.

(f) Twelve hundred feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one-time disposal or small demolition facility; sanitary landfill; coal storage area; salt or deicing material storage area; gasoline or fuel oil storage tanks that have not received written approval from Commerce or its designated agent under § COMM 10.10, Wis. Adm. Code; bulk fuel storage facilities; and pesticide or fertilizer handling or storage facilities.

17.40.10 **PROHIBITED USES.**

(1) The following uses are prohibited:

(a) Buried hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.)

(b) Radioactive waste facilities.

(c) Coal storage.

(d) Industrial lagoons, pits or natural or manmade containment structures, primarily of earthen materials used for storage or treatment of wastewater, fermentation leachates or sludge.

(e) Landfills and any other solid waste facility, except post-consumer recycling.

(f) Manure and animal waste storage except animal waste storage facilities regulated by the County.

(g) Pesticide and fertilizer dealer.

(h) Railroad yards and maintenance stations.

(i) Rendering plants and slaughterhouses.

(j) Salt or deicing material storage for the purpose of distribution.

(k) Septage or sludge spreading.

(l) Septage, wastewater, or sewage lagoons.

(m) Motor vehicular filling stations.

(n) Wood preserving operations.

17.40.11 **CONDITIONAL USES.**

(1) Any person may request a conditional use permit for certain uses, activities and structures within the Groundwater Protection Overlay District not prohibited in subsection 17.40.10.

(2) The uses, activities, and structures that may be conditionally allowed are:

(a) Jewelry plating and metal plating.

(b) Machine or metal working shops as the principal business.

(c) Commercial, institutional, or office establishments utilizing a private on-site wastewater treatment system.

(d) Cemeteries.

(e) Chemical manufacturers (Standard Industrial Classification Major Group 28).

(f) Dry cleaners.

(g) Nonmetallic earthen materials extraction or sand and gravel pits.

(h) Salvage or junk yards.

(i) Stockyards and feedlots.

(j) Research labs, universities and hospitals.

(k) Exposed hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.) This shall not apply to residential LP gas tanks which are permitted under subsection 17.40.08(1)(i).

(l) Storage or processing of extremely hazardous substances, radioactive materials or substances listed in Table 1, Ch. NR 140, Wis. Adm. Code (Extremely hazardous substances are identified by SARA/EPCRA criteria under 40 CFR Parts 302 and 355.)

(m) Septage or sludge storage or treatment

(n) Motor vehicular service stations, repair, renovation and body working.

(3) All requests for a conditional use permit shall be submitted in writing to the Germantown Village Planning and Zoning Department, and shall include all of the following:

(a) A site plan map with all building and structure footprints, driveways, sidewalks, parking lots, stormwater management structures, groundwater monitoring wells, and 2-foot ground elevation contours.

(b) A business plan and/or other documentation which describes in detail the use, activities, and structures proposed.

(c) An environmental assessment report prepared by a licensed environmental engineer which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality. In the event of a substitution or relocation of a pre-existing use under this section, the report shall address the ways that the substituted or relocated use will reduce the risk to groundwater compared to the pre-existing use.

(d) An operational safety plan, which details the operational procedures for material processes and containment, best management practices, stormwater runoff management, and groundwater monitoring.

(e) A contingency plan which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.

(4) All applicants submitting a request for a conditional use permit shall reimburse the Village for all consultant fees and expenses and technical review committee expenses associated with this review, plus administrative costs and processing fees.

(5) All conditional use permits granted shall be subject to conditions that will include environmental and safety monitoring determined necessary to afford adequate protection of the public water supply. These conditions shall include all of the following:

(a) Provide current copies of all federal, state and local facility operation approval or certificates and on-going environmental monitoring results to the Village.

(b) Establish environmental or safety structures/monitoring to include an operational safety plan, material processes and containment, operations monitoring, best management practices, stormwater runoff management, and groundwater monitoring.

(c) Replace equipment or expand in a manner that improves the environmental and safety technologies in existence.

(d) Prepare, file and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. Provide a current copy to the Village.

(6) The Germantown Village Board shall decide upon a request for a conditional use permit only after full consideration of the recommendations made by the Germantown Groundwater Technical Review Committee. Any conditions above and beyond those specified in conditional uses, subsection (5) herein that are recommended by the Germantown Groundwater Technical Review Committee may be applied to the granting of the conditional use permit.

17.40.12 **PROVISIONS AND REQUIREMENTS FOR PRE-EXISTING USES OR FACILITIES REQUIRING A CONDITIONAL USE PERMIT OR LISTED AS A PROHIBITED USE.**

Pre-existing uses or facilities within a Groundwater Protection Overlay District at the time of enactment of such district which require a conditional use permit under subsection 17.40.11 or are listed as a prohibited use under subsection 17.40.10 all of which are incorporated herein as if fully set forth shall meet the following as may be applicable.

(1) Current Federal, State, and Local Approvals and Permits. The owners or operators of uses or facilities which existed within a Groundwater Protection Overlay District at the time said District was enacted shall, within 45 days of enactment, provide copies of all current, and within 30 days of receipt, revised or new Federal, State and local facility operation approvals, permits or certificates; operational safety plan and on-going environmental monitoring results to the Village.

(2) Contingency Plans. The owners or operators of such uses or facilities as above which existed within the district at the time of enactment of a district shall have the responsibility of devising, filing and maintaining, with the Village, a current contingency plan which details how they intend to respond to any emergency which may cause or threaten to cause environmental pollution that occurs at their facility, including notifying municipal, county and state officials.

(3) Repair, Rebuild, Expand, Relocation, and Substitution of Pre-Existing Uses or Facilities. In the event any of the following circumstance arise, the owners or operators of such pre-existing uses and facilities shall be granted a conditional use permit, in accordance with this Code and subsection 17.40.11(3) through (6) above, to repair, rebuild, expand, relocate, or allow the substitution of such pre-existing uses or facilities, provided that the conditions imposed shall include the requirements listed under subsection 17.40.12(4) below:

(a) A casualty loss causing damage or destruction to the site, building or other improvements exceeding 50% of the existing assessed valuation thereof; or

(b) the owner or operator desires to repair, rebuild, or expand the site, building or make other improvements where the cost of which will reasonably be anticipated to exceed 50% of the existing assessed valuation thereof; or

(c) the owner or operator desires to relocate the pre-existing use or facility within a Groundwater Protection Overlay District; or

(d) the owner or operator desires to substitute or replace a pre-existing use or facility that requires a conditional use permit or is listed as a prohibited use with a different use or facility that requires a conditional use permit or is listed as a prohibited use.

(4) Conditional Use Permit Requirements. At a minimum, conditional use permits granted by the Village pursuant to subsection 17.40.12(3) above shall include conditions that require the following:

(a) to the extent feasible, based upon scientific, engineering and economic factors, all site, building and other improvements shall be repaired, rebuilt, expanded, relocated, or substituted using best management practices, designs and technologies which are state of the art, such that they diminish the potential for wellhead contamination; and

(b) to the extent feasible, based upon scientific, engineering, and economic factors, the replacement, substitution, or augmentation of equipment and machinery and the installation thereof shall utilize state of the art equipment and machinery which diminishes potential for wellhead contamination; and

(c) The relocation of pre-existing uses or facilities is allowed provided all the following are met:

(i) The pre-existing use or facility is relocated within the same Groundwater Protection Overlay District;

(ii) The new location meets all applicable separation distance requirements set forth under subsection 17.40.09;

(iii) The use or facility can obtain all applicable Federal, State and Local approvals and permits;

(iv) The owner of the property or current site from which the pre-existing use or facility is relocating from records a deed restriction against the property that prohibits future uses and/or facilities that require a conditional use permit under subsection 17.40.11 or are listed as a prohibited use in subsection 17.40.11; and

(v) The owner of the property or operator of the pre-existing use or facility being relocated causes the property and all structures, equipment, and systems located thereon to be altered and/or restored to a physical condition that can be reasonably expect to not cause groundwater contamination, including but not limited to the removal of storage tanks, pipes, and systems that previously contained or utilized hazardous, flammable, or other liquids or materials that had the potential to contaminate the Village's groundwater resources. Such alteration and restoration shall meet all applicable Federal, State, and Local agency requirements (e.g. Wisconsin's Cleanup Rules and Laws).

17.40.13 **CHANGING TECHNOLOGY.**

(1) The uses prohibited by this district are prohibited based upon the combined pollution experience of many individual uses, and the technology generally employed by a particular use considered to be of a high risk for pollution to the groundwater resource. As the technology of other uses change to low or non-risk materials or methods, upon petition from such use, after conferring with the Groundwater Technical Review Committee or other expert opinion, and after appropriate public notice and hearing, the Village through appropriate procedures and actions to change these provisions of the Germantown Municipal Code may remove from the designated prohibited uses such uses as are demonstrated convincingly that they no longer pose a groundwater pollution hazard.

(2) In dealing with uses which attempt to become permissible, under the terms of this district, by continuing to utilize pollutant materials but altering their processing, storage and handling, it is not the intention to accept alternate or reduced hazards as the basis for making a use permissible. It is the intention to continue a prohibition on such uses until the technology of the use removes reliance upon the pollutant materials or processes deemed to be a groundwater hazard.

17.40.14 **ENFORCEMENT AND PENALTY.**

(1) Penalty . Any person who violates, neglects or refuses to comply with any of the provisions of this ordinance shall be subject to a penalty as provided in section 17.40 of this Municipal Code.

(2) Injunction . The Village of Germantown may, in addition to any other remedy, seek injunction or restraining order against the party alleged to have violated the provisions herein, the cost of which shall be charged to the defendant in such action.

(3) Cleanup Costs . As a substitute for, and in addition to any other action, the Village of Germantown may commence legal action against both the person who releases the contaminants and the owner of the facility whereupon the contaminants were released to recover the costs, together with the costs of prosecution. Any person who causes the release of any contaminants which may endanger or contaminate the municipal water supply system associated with a Groundwater Protection Overlay District shall immediately cease such discharge and immediately initiate cleanup satisfactory to the Village of Germantown and the other State and Federal regulatory agencies.

The person who releases such contaminants and the person who owns the facility whereon the contaminants have been released shall be jointly and severally responsible for the cost of cleanup, consultant, or other contractor fees, including all administrative costs for oversight, review and documentation, including the Village employees, equipment, and mileage.

17.40.15 **CONFLICT, INTERPRETATION AND SEVERABILITY.**

(1) Conflict and Interpretation of Provisions . If the provisions of the different chapters of this Code conflict with or contravene each other, the provisions of each chapter shall prevail as to all matters and questions arising out of the subject matter of such chapter. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum and are not deemed a limitation or repeal of any other power granted by Wisconsin Statutes. Where any terms or requirements of this ordinance may be inconsistent or conflicting, the most restrictive requirements or interpretations shall apply.

(2) Severability of Code Provisions . If any section, subsection, sentence, clause or phrase of the Code is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof. The Village Council hereby declares that they would have passed this Code and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions may be declared invalid or unconstitutional.

Village of Germantown ...Willkommen

Fee must accompany application

N/A $1460 Paid — Date 08/28/24

FEE WAIVED

# CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

**1 APPLICANT OR AGENT**

MICHAEL ANDERSON
523 S 18TH AVE
WEST BEND, WI 53095

Phone (262) 271-3472
Fax ( )
E-Mail MIKE@GREENHILLSWI.COM

**PROPERTY OWNER**

KLOSETT INVESTMENTS
MARK E MASON

Phone ( )

RECEIVED AUG 29 2024 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

**2 TO WHOM SHOULD THE PERMIT BE ISSUED?**

GH INDUSTRIES LLC

**3 PROPERTY ADDRESS**

N114W13686 CLINTON DR

**TAX KEY NUMBER**

GTNN_213984
GTNN_213989

**4 DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

SEE ATTACHED

**5 DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code. 17.40.12(3) "SUBSTITUTI

SALT/DEICING MATERIAL STORAGE FOR DISTRIBUTION

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

SEE ATTACHED

## 6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

CSM 2211 (DOC. 423157)
CSM 2213 (DOC. 423159)

## 7 SUPPORTING DOCUMENTATION:

X Site Plan and elevations for new construction (can be conceptual)

X Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

## 8 READ AND INITIAL THE FOLLOWING:

✓ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

✓ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

✓ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

✓ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

## 9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 8/29/24 Date

TO Email in as before
Owner Date

# ENGINEERING PLANS

FOR

# GREEN HILLS CONTRACTING, INC.

AT

N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY, WISCONSIN


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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

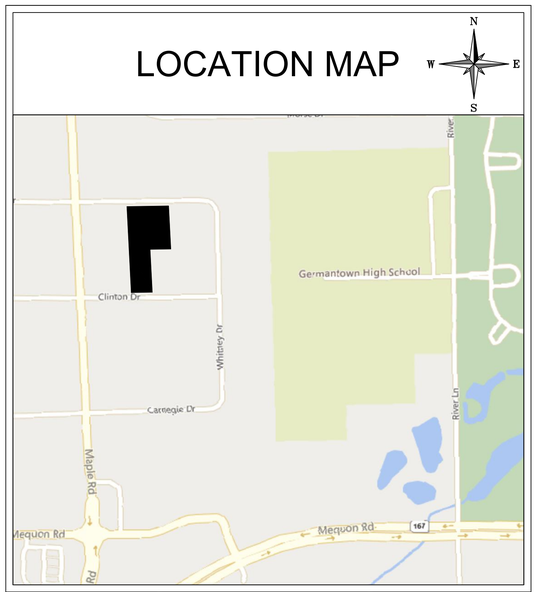
## INDEX


| CIVIL ENGINEERING PLANS | | REVISIONS 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|---|
| 1 OF 9 | COVER SHEET | X | | | | | | |
| 2 OF 9 | PLAT OF BOUNDARY | X | | | | | | |
| 3 OF 9 | PLAT OF TOPOGRAPHY | X | | | | | | |
| 4 OF 9 | SITE PLAN | X | | | | | | |
| 5 OF 9 | GRADING PLAN | X | | | | | | |
| 6 OF 9 | UTILITY PLAN | X | | | | | | |
| 7 OF 9 | EROSION CONTROL PLAN | X | | | | | | |
| 8 OF 9 | LANDSCAPING PLAN | X | | | | | | |
| 9 OF 9 | NOTES AND DETAILS | X | | | | | | |
| 10 OF 10 | GRADING PLAN - 2 | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| SUPPORTING DOCUMENTS | | REVISIONS 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|---|
| | DRAINAGE REPORT | | | | | | | |


NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

## LOCATION MAP




| SECTION: 21 | TOWNSHIP: 9N | RANGE: 20E |
|---|---|---|

## BENCHMARKS:

SITE BENCHMARKS:
SITE BENCHMARK # 20 ELEV = 910.66
PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.

DATUM: NAVD 88
ELEVATION = 910.66

## LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | SECTION CORNER MONUMENT |
| | EX. CHISELED CROSS FOUND |
| | |
| | EX. IRON PIPE FOUND |
| ST | EX. STORM MANHOLE |
| | EX. CATCH BASIN ROUND |
| | EX. CATCH BASIN SQUARE |
| SIA | EX. SIAMESE HYDRANT |
| | EX. GAS VALVE |
| CB | EX. AIR CONDITIONER |
| GM | EX. ELECTRIC METER |
| GM | EX. GAS METER |
| E | EX. ELECTRIC PEDESTAL |
| | EX. TELEPHONE PEDESTAL |
| CO | EX. CLEANOUT |
| | EX. POWER POLE |
| | EX. MAILBOX |
| S | EX. SANITARY MANHOLE |
| U | EX. UNKNOWN MANHOLE |
| | EX. COMBINED SEWER MANHOLE |
| E | EX. ELECTRIC MANHOLE |
| ETR | EX. ELECTRIC TRANSFORMER |
| T | EX. TELEPHONE MANHOLE |
| | EX. GUY WIRE |
| | EX. LIGHT POLE |
| | EX. SIGN |
| | EX. BOLLARD (BOL) |
| | EX. WATER VALVE |
| OH OH | EX. OVERHEAD WIRES |
| BES BES | EX. BUREAU OF ELECTRICAL SERVICES |
| X X X | EX. FENCE LINE |
| COM COM | EX. COMMUNICATIONS |
| T T | EX. TELEPHONE LINE |
| G G | EX. GAS LINE |
| FIB FIB | EX. FIBER OPTICS |
| | EX. SANITARY SEWER (SAN) |
| | EX. STORM SEWER (STO) |
| W W | EX. WATER MAIN |
| | EX. TREE LINE |
| CAUTION | UNDERGROUND COMBUSTIBLE GAS LINE |

## ABREVIATIONS

| | | |
|---|---|---|
| 12.23' | = | MEASURED DISTANCE |
| (12.23') | = | RECORD/DEED DISTANCE |
| A | = | ARC OF CURVE |
| AC. | = | ACRES |
| ASPH | = | ASPHALT |
| BM | = | BENCHMARK |
| CALC. | = | CALCULATED DISTANCE |
| CHD. | = | CHORD LENGTH |
| COR | = | CORNER |
| CSM | = | CERTIFIED SURVEY MAP |
| C.T.H. | = | COUNTY TRUNK HIGHWAY |
| D | = | DELTA |
| DEG | = | DEGREE OF CURVE |
| E | = | EAST |
| E'LY | = | EASTERLY |
| ELEV. | = | ELEVATION |
| EX. | = | EXISTING |
| EXC. | = | EXCEPTION |
| FFE | = | FINISH FLOOR ELEVATION |
| FND | = | FOUND |
| GFE | = | GARAGE FLOOR ELEVATION |
| GND | = | GROUND |
| INV. | = | INVERT |
| IP | = | IRON PIPE |
| IRD | = | IRON ROD |
| M | = | MEASURED/SURVEYED DISTANCE |
| NAD | = | NORTH AMERICAN DATUM |
| N | = | NORTH |
| N'LY | = | NORTHERLY |
| NE | = | NORTHEAST |
| NE'LY | = | NORTHEASTERLY |
| NO. | = | NUMBER |
| NW | = | NORTHWEST |
| NW'LY | = | NORTHWESTERLY |
| PG. | = | PAGE |
| QTR | = | QUARTER |
| REC | = | RECORDED |
| RIM | = | RIM OR TOP POINT |
| R/W | = | RIGHT OF WAY |
| S | = | SOUTH |
| S'LY | = | SOUTHERLY |
| SE | = | SOUTHEAST |
| SE'LY | = | SOUTHEASTERLY |
| S.T.H. | = | STATE TRUNK HIGHWAY |
| SW | = | SOUTHWEST |
| SW'LY | = | SOUTHWESTERLY |
| SUR | = | SURVEYED |
| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S. | = | UNITED STATES GEOLOGICAL SURVEY |
| VAR | = | VARIES |
| VPI | = | VERTICAL POINT OF INTERSECTION |
| W | = | WEST |
| W'LY | = | WESTERLY |

WISCONSIN ROBERT A. KRAUSE 26786-6 WAUKESHA, WI PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE

REVISIONS

| DESCRIPTION | DATE | BY |
|---|---|---|
| CHANGES FROM OWNER | 06/07/2024 | JB/BK |
| REVISIONS PER VILLAGE REVIEW | 08/22/2024 | |

CHECKED BY: BK
DATE: 07/24/2024
DRAWN BY: JB
JOB NO: 24-9971

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT▶ EMPOWER▶ DESIGN
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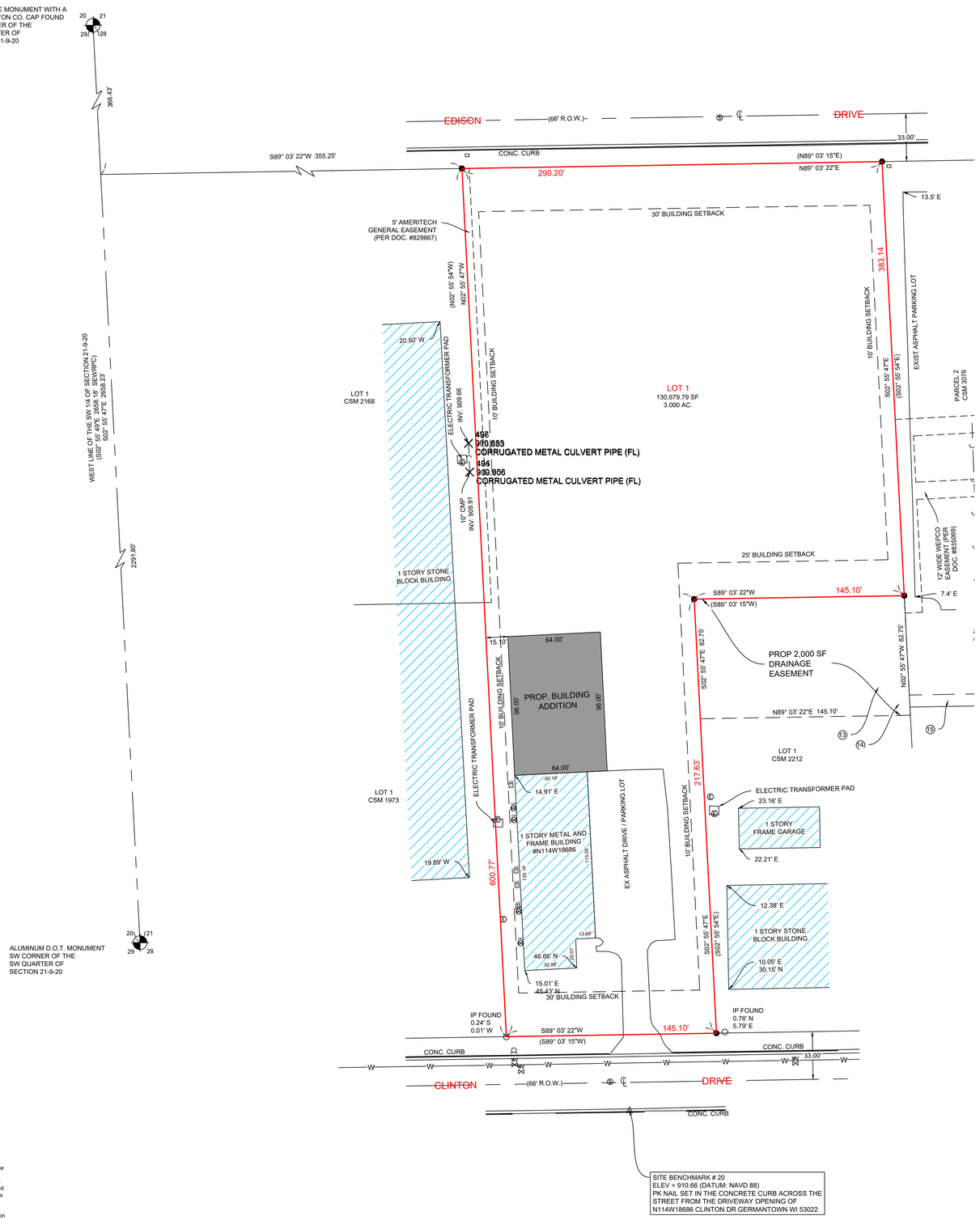
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5757 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM


FILE NAME: S:\projects\24-9971 Green Hills Cont\dwg\24-9971 R3 2024-8-20.dwg

COVER PAGE




LEGAL DESCRIPTION:

CERTIFIED SURVEY MAP NO. 2213 RECORDED NOVEMBER 8, 1979, IN VOLUME 11 OF CERTIFIED SURVEY MAPS, PAGE 302, AS DOCUMENT NO. 423159, BEING A PART OF SOUTHWEST 1/4 OF SECTION 21 TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

THAT PORTION DESCRIBED BY CERTIFIED SURVEY MAP NO. 2211, RECORDED IN THE WASHINGTON COUNTY REGISTRY ON NOVEMBER 8, 1979 IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGES 296-298, AS DOCUMENT NO. 423157 AND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

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811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
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- W — W — EX. WATER MAIN
- EX. TREE LINE
- 905 — EX. MAJOR CONTOUR
- 904 — EX. MINOR CONTOUR
- PROP. SEWER

SURVEY NOTES:

1. Date of the Survey field work: 06/24/2024
2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
3. All dimensions shown are in decimal feet, US survey units.
4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
6. Reference bearing is the West line of the Southwest quarter of Section 21-9-20, bearing S02° 55' 49"E. Bearing shown here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
7. No measurements are to be assumed by scaling.
8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
10. Per scope of this survey, not all improvements are shown.

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS.

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 24th DAY OF JULY, 2024.

BY: _____
MOHAMMAD I. RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

WISCONSIN MOHAMMAD I RANJHA S-2126 WAUKESHA WIS. LAND SURVEYOR

PLAT OF BOUNDARY

N
W E
S

SCALE IN FEET
0 40'

REVISIONS

| DESCRIPTION | DATE | BY |
|---|---|---|
| CHANGES FROM OWNER | 08/07/2024 | JR/BK |
| REVISIONS PER VILLAGE REVIEW | 08/22/2024 | |

CHECKED BY: MR
DATE: 07/24/2024

DRAWN BY: JB
JOB NO: 24-9971

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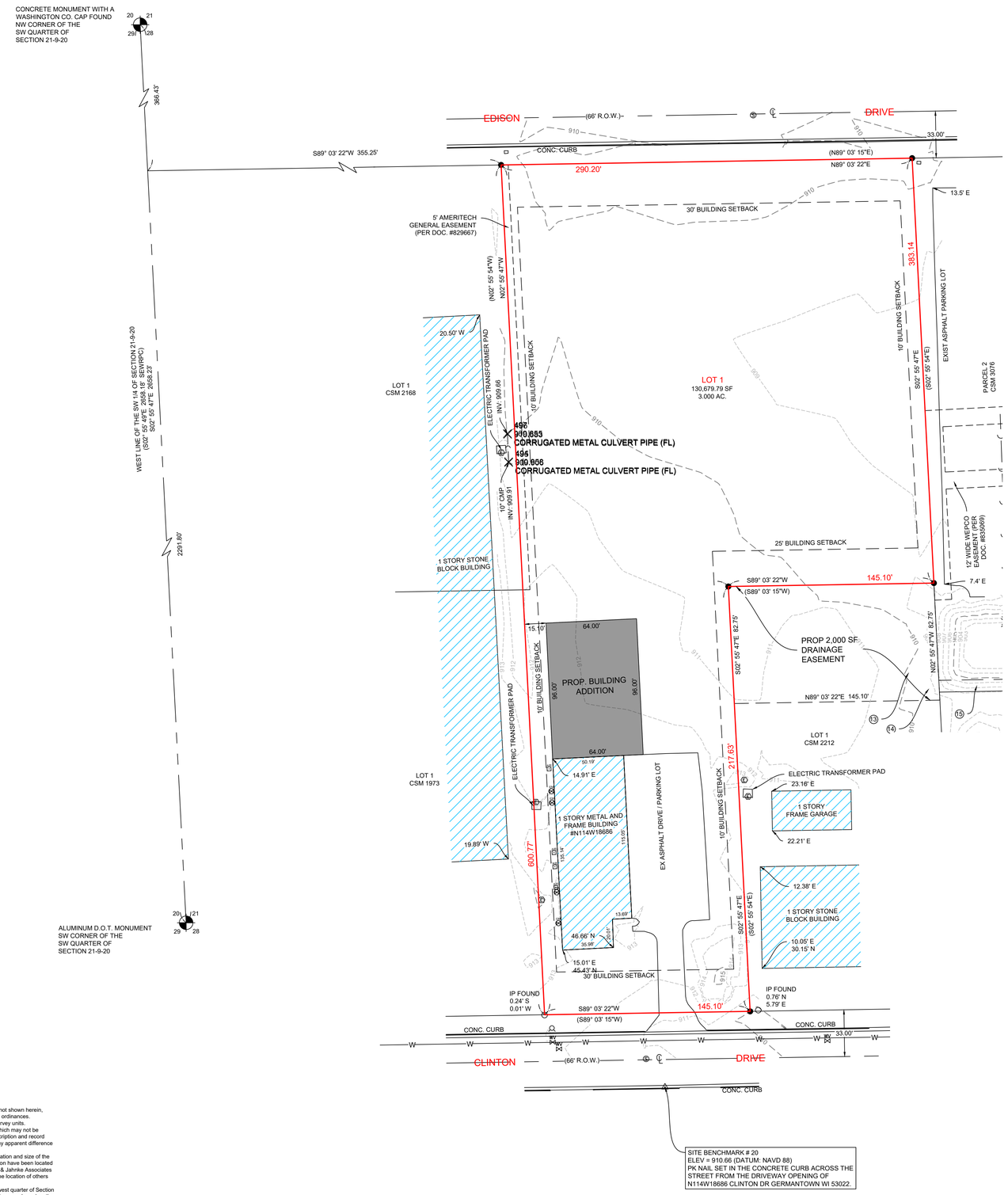
FILE NAME: S:\projects\24-9971 Green Hills Cont\dwg\24-9971 R3 2024-8-20.dwg




SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.

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FILE NAME: S:\projects\24-9971 Green Hills Cont\dwg\24-9971 R3 2024-8-20.dwg

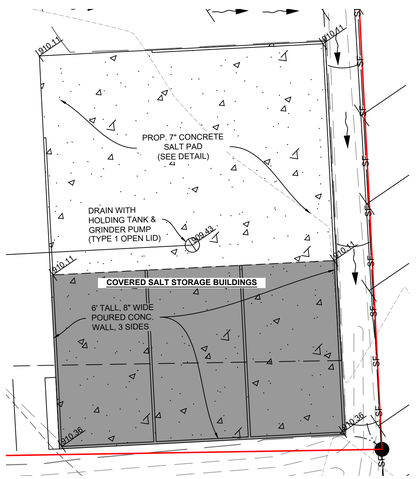
PLAT OF TOPOGRAPHY

**SALT STORAGE BUILDING NOTES**

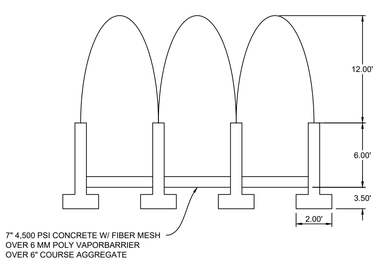
**Note:**
OPEN END (STRUCTURES WITH IMPERVIOUS SIDEWALLS BUT COMPLETELY OPEN ON ONE END). A THREE-SIDED STRUCTURE WITH IMPERVIOUS WALLS AND A ROOF IS BECOMING MORE COMMON IN WISCONSIN THOUGH MORE EXPENSIVE. THEY CAN BE EASILY ADAPTED TO SIZE CONSTRAINTS AND CAN BE VERY ACCESSIBLE AND DURABLE. CHOICES OF SUPPORT AND ROOFING TYPE CAN GREATLY INFLUENCE COST AND SERVICE LIFE. THESE ISSUES NEED TO BE EXPLORED WITH A DESIGN PROFESSIONAL. ONE ADVANTAGE IS THAT IT IS MUCH EASIER TO INCLUDE COVERED UNLOADING, MIXING AND LOADING AREAS WITH AN OPEN-END STRUCTURE. HOWEVER, SALT MAY BE BLOWN OUT BY WIND, AND PRECIPITATION MAY ENTER UNLESS THE FACILITY IS ALIGNED TO FACE AWAY FROM PREVAILING WINDS. (IN WISCONSIN, PREVAILING WINDS ARE TYPICALLY FROM THE WEST, SO IDEALLY THE STRUCTURE SHOULD AVOID BEING OPEN TO THE WEST OURS IS OPEN TO THE NORTH)

STRUCTURES WITH IMPERVIOUS WALLS OFFER THE MOST ENVIRONMENTAL PROTECTION AND CONSIST OF AN INTEGRAL SIDEWALL AND FOOTING OF POURED AND FORMED CONCRETE TO A HEIGHT AT LEAST THREE FEET (OURS WILL BE 6FT) OR AT LEAST ONE FOOT HIGHER THAN THE SALT CONTACT ZONE (SEE FIGURE 1), WHICHEVER IS GREATER. THESE WALLS SHOULD BE DESIGNED TO BE FREE OF GAPS AND CRACKING.

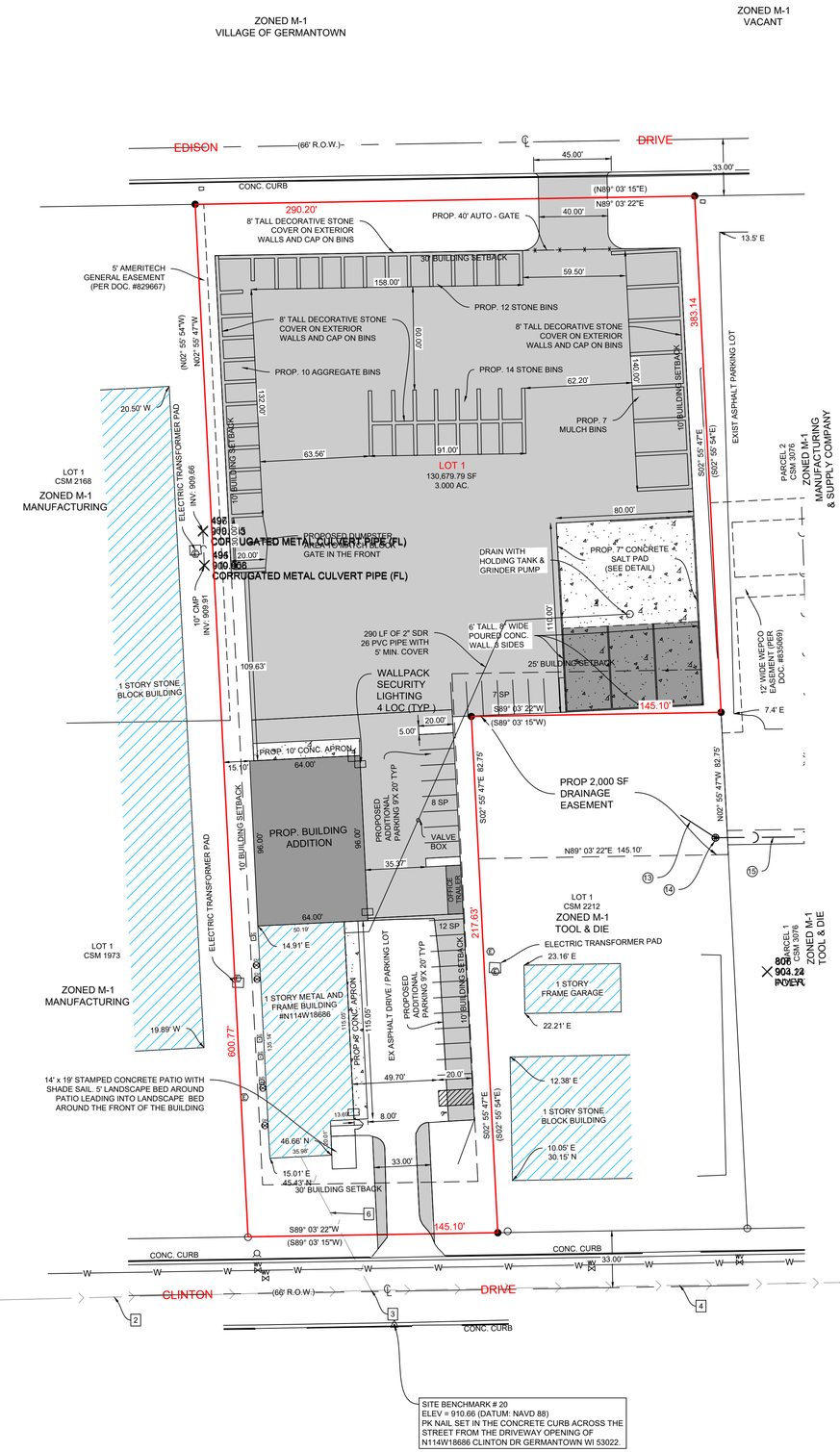
THE PAD IS POURED OF 7" 4500PSI CONCRETE WITH STRUCTURAL FIBER ALONG WITH A 6MM VAPOR BARRIER UNDER THE CONCRETE. THIS METHOD PREVENTS ANY SEEPAGE THROUGH THE CONCRETE THROUGH ANY POSSIBLE DEVELOPING CRACKS IN CONCRETE. PAD WILL PITCH TO DRAIN IN FRONT OF SHELTERS TO PREVENT ANY RUN OFF. THIS DRAIN WILL HAVE A 1500 GALLON TANK UNDER IT, WHICH CAN BE USED TO MAKE BRINE.




**SALT STORAGE BUILDING DETAIL**
**NOT TO SCALE**




**SALT STORAGE BUILDING ELEVATION DETAIL**
**1" = 20'**




**SANITARY SEWER TAGS**

1. EX. SEWER MANHOLE - CLID
   RIM: 915.16
   INV E: 902.98
2. EX. 280 LF SEWER PIPE
   12" RCP @ 1.54%
3. EX. SEWER MANHOLE - CLID
   RIM: 911.24
   INV W: 898.69
   INV NW: 902.31
   INV E: 898.64
   PROP. INV NE: 899.64
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   12" RCP @ 1.27%
5. EX. SEWER MANHOLE - CLID
   RIM: 907.30
   INV W: 895.16
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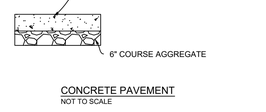
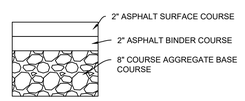
6. EX. 89 LF SEWER PIPE
   12" RCP
7. PROP. 78 LF STORM PIPE
   6" PVC @ 1.0%
8. PROP. SEWER MANHOLE - CLID
   RIM: 911.38
   INV SW: 900.01
   INV N: 900.01
9. PROP. 213 LF STORM PIPE
   6" PVC @ 1.0%
10. PROP. SEWER MANHOLE - CLID
    WITH 2.5" REMOVABLE RESTRICTOR PLATE
    RIM: 910.10
    INV S: 902.14
    INV NE: 902.14
11. PROP. 37 LF STORM PIPE
    6" PVC @ 1.0%




**CONCRETE PAVEMENT**
NOT TO SCALE




**ASPHALT PAVEMENT**
NOT TO SCALE

**ABBREVIATIONS:**

| | | |
|---|---|---|
| 12.23' | = | MEASURED DISTANCE |
| (12.23') | = | RECORD/DEED DISTANCE |
| A | = | ARC OF CURVE |
| AC. | = | ACRES |
| ASPH | = | ASPHALT |
| BM | = | BENCHMARK |
| CALC. | = | CALCULATED DISTANCE |
| CH. | = | CHORD LENGTH |
| COR | = | CORNER |
| CSM | = | CERTIFIED SURVEY MAP |
| C.T.H. | = | COUNTY TRUNK HIGHWAY |
| D | = | DELTA |
| DEG | = | DEGREE OF CURVE |
| E | = | EAST |
| E'LY | = | EASTERLY |
| ELEV. | = | ELEVATION |
| EX. | = | EXISTING |
| EXC. | = | EXCEPTION |
| FFE | = | FINISH FLOOR ELEVATION |
| FND | = | FOUND |
| GFE | = | GARAGE FLOOR ELEVATION |
| GND | = | GROUND |
| INV. | = | INVERT |
| IP | = | IRON PIPE |
| IRD | = | IRON ROD |
| M | = | MEASURED/SURVEYED DISTANCE |
| NAD | = | NORTH AMERICAN DATUM |
| N | = | NORTH |
| N'LY | = | NORTHERLY |
| NE | = | NORTHEAST |
| NE'LY | = | NORTHEASTERLY |
| NO. | = | NUMBER |
| NW | = | NORTHWEST |
| NW'LY | = | NORTHWESTERLY |
| PG. | = | PAGE |
| QTR | = | QUARTER |
| REC | = | RECORDED |
| RIM | = | RIM OR TOP POINT |
| R/W | = | RIGHT OF WAY |
| S | = | SOUTH |
| S'LY | = | SOUTHERLY |
| SE | = | SOUTHEAST |
| SE'LY | = | SOUTHEASTERLY |
| S.T.H. | = | STATE TRUNK HIGHWAY |
| SW | = | SOUTHWEST |
| SW'LY | = | SOUTHWESTERLY |
| SUR | = | SURVEYED |
| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S. | = | UNITED STATES GEOLOGICAL SURVEY |
| VAR | = | VARIES |
| VPI | = | VERTICAL POINT OF INTERSECTION |
| W | = | WEST |
| W'LY | = | WESTERLY |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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
- EX. POWER POLE
- EX. MAILBOX
- EX. SANITARY MANHOLE
- EX. UNKNOWN MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. ELECTRIC MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. TELEPHONE MANHOLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER VALVE
- OH — OH — EX. OVERHEAD WIRES
- BES — BES — EX. BUREAU OF ELECTRICAL SERVICES
- X — X — X — EX. FENCE LINE
- COM — COM — EX. COMMUNICATIONS
- T — T — EX. TELEPHONE LINE
- G — G — EX. GAS LINE
- FIB — FIB — EX. FIBER OPTICS
- EX. SEWER
- EX. STORM SEWER (STO)
- W — W — EX. WATER MAIN
- EX. TREE LINE
- 905 — EX. MAJOR CONTOUR
- 904 — EX. MINOR CONTOUR
- PROP. SEWER

SURVEY NOTES:
1. Date of the Survey field work: 06/24/2024
2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
3. All dimensions shown are in decimal feet, US survey units.
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8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
10. Per scope of this survey, not all improvements are shown.

SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.

**ZONING COMPLIANCE SUMMARY**

**Note:** PER WASHINGTON County GIS WEBSITE
THIS SITE CONTAINS NO AREAS OF WETLAND OR FLOODPLAIN AREAS.

ALSO PER VILLAGE OF GERMANTOWN WEBSITE THIS PROPERTY AND ALL SURROUNDING PROPERTIES ARE ZONED M-1.

THIS PROPERTY CONTAINS 130,679.79 SF
EXITING HARDENED SURFACE = 14,253.11 SF
PROPOSED HARDEN SURFACE = 90,218.36
TOTAL HARDENED SURFACE = 79.94%

GRASS AND LANDSCAPE AREAS = 20.06%

TOTAL PROPOSED IMPERVIOUS AREA IS < 80%
THIS MEETS THE VILLAGE OF GERMANTOWN ZONING ORDINANCE

WISCONSIN ROBERT A. KRAUSE 26766 WAUKESHA, WI PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE

SCALE IN FEET 0 — 40'

REVISIONS

| DESCRIPTION | DATE | BY |
|---|---|---|
| CHANGES FROM OWNER | 06/07/2024 | JB/BK |
| REVISIONS PER VILLAGE REVIEW | 08/22/2024 | |

DRAWN BY: JB
JOB NO.: 24-9971
CHECKED BY: BK
DATE: 07/24/2024

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

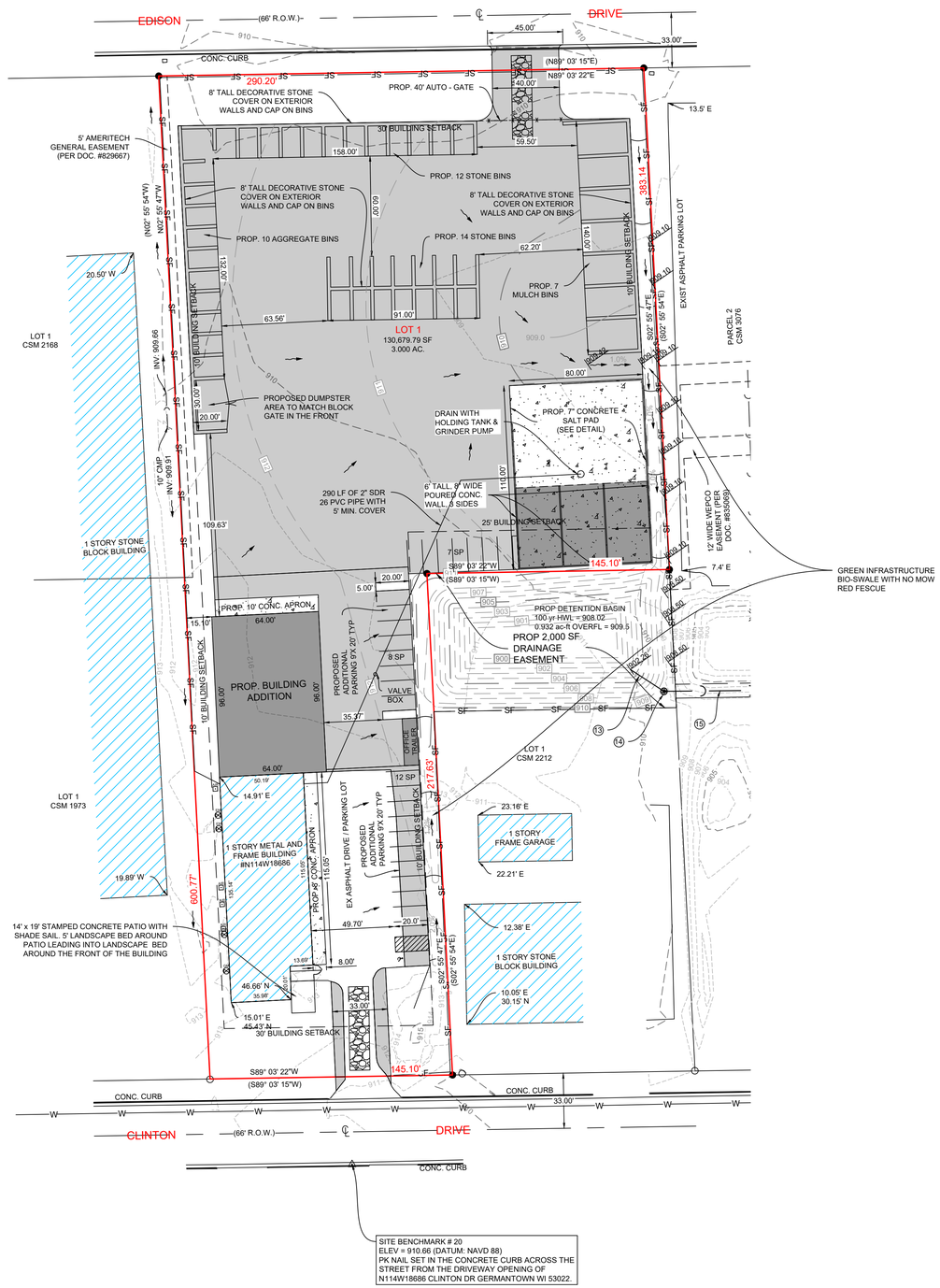
PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT▶ EMPOWER▶ DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-0370 FAX: (262) 542-0380 EMAIL: INFO@JAHNKEANDJAHNKE.COM


FILE NAME: S:\projects\24-9971 Green Hills Cont\dwg\24-9971 R3 2024-8-20.dwg

SITE PLAN

4 OF 10





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- EX. CATCH BASIN SQUARE
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- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
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- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SEWER
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. SEWER
- PROP. MAJOR CONTOUR
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| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S | = | UNITED STATES GEOLOGICAL SURVEY |
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10. Per scope of this survey, not all improvements are shown.

WISCONSIN ROBERT A. KRAUSE 26786 WAUKESHA, WI PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE

# GRADING PLAN

**5 OF 10**

N
W E
S

SCALE IN FEET
0 40'

REVISIONS

| DESCRIPTION | DATE | BY |
|---|---|---|
| CHANGES FROM OWNER | 08/07/2024 | JB/BK |
| REVISIONS PER VILLAGE REVIEW | 08/22/2024 | |

CHECKED BY: BK
DATE: 07/24/2024
DRAWN BY: JB
JOB NO.: 24-9971

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


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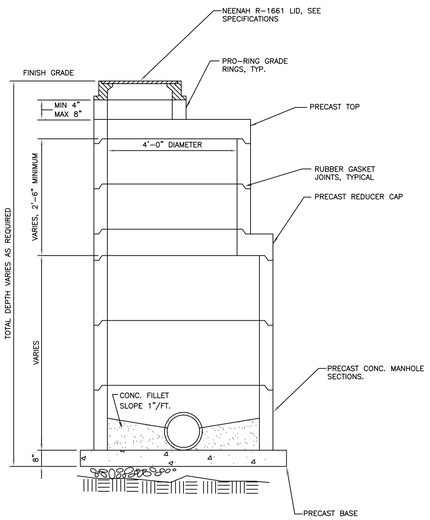
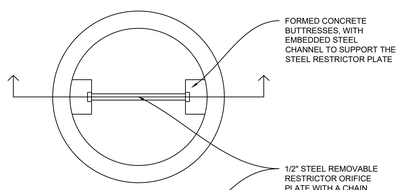
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-0777 FAX: (262) 542-0778 EMAIL: SURVEY@JAHNKE.COM


FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

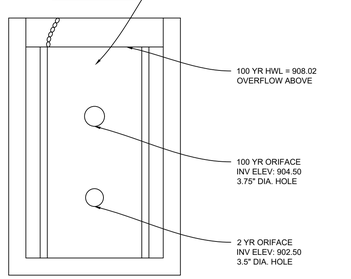



**STORM MANHOLE DETAIL**
**NOT TO SCALE**

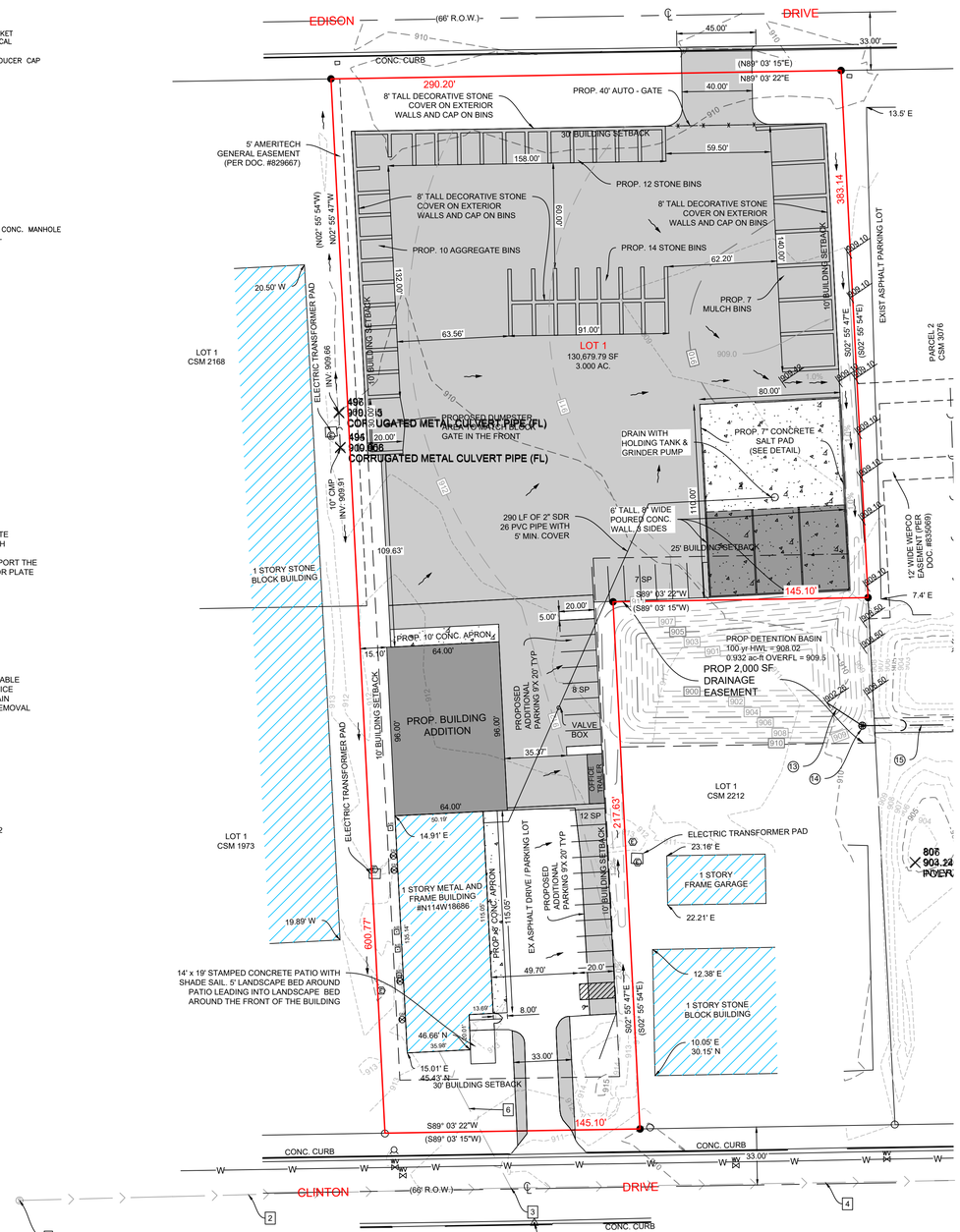
**TOP VIEW**




**MANHOLE SIDE VIEW**




**RESTRICTOR MANHOLE DETAIL**
**NOT TO SCALE**




**SANITARY SEWER TAGS**

1. EX. SEWER MANHOLE - CLID
   RIM: 915.16
   INV E: 902.98
2. EX. 280 LF SEWER PIPE
   12" RCP @ 1.54%
3. EX. SEWER MANHOLE - CLID
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   INV NW: 902.31
   INV E: 898.64
   PROP. INV NE: 899.64
4. EX. 275 LF SEWER PIPE
   12" RCP @ 1.27%
5. EX. SEWER MANHOLE - CLID
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   INV W: 895.16
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   6" PVC @ 1.0%
10. PROP. SEWER MANHOLE - CLID
    WITH 2.5" REMOVABLE RESTRICTOR PLATE
    RIM: 910.10
    INV S: 902.14
    INV NE: 902.14
11. PROP. 37 LF STORM PIPE
    6" PVC @ 1.0%

**STORM SEWER TAGS**

1. EX. CATCH BASIN SQUARE - OLID
   RIM: 905.10
   INV S: 900.99
2. EX. 86 LF STORM SEWER PIPE
   12" ADS @ 0.37%
3. EX. CATCH BASIN SQUARE - OLID
   RIM: 904.47
   INV N: 900.67
   INV SW: 900.53
4. EX. 51 LF STORM SEWER PIPE
   18" PVC @ 1.33%
5. EX. STORM PIPE OUTLET
   INV: 899.86
6. EX. STORM PIPE INLET
   INV: 902.02
7. EX. 209 LF STORM SEWER PIPE
   12" PVC @ 2.37%
8. EX. STORM PIPE INLET
   INV: 900.23
9. EX. 28 LF STORM SEWER PIPE
   6" PVC @ 7.40%
10. EX. CATCH BASIN ROUND - OLID
    RIM: 902.60
    PROP INV = 899.45
    INV NW: 899.17
    INV W: 898.10
    INV S: 897.55
11. EX. 202 LF STORM SEWER PIPE
    12" PVC @ -0.24%
12. EX. CATCH BASIN SQUARE
    RIM: 901.47
    INV NW = 896.60
    INV N = 896.53
    INV S= 896.13
13. PROP 24 LF 8" PVC STORM SEWER
    @ -1.0 %
14. PRO STORM MANHOLE C LID
    WITH REMOVABLE RETRACTOR
    RIM = 909.20 +/- MATCH EXIST GRADE
    INV W = 902.50
    INV E = 902.50
15. PROP 305 LF 8" STORM SEWER
    @ 1.0%
    CONNECTION TO EXISTING STORM CATCH BASIN

ABBREVIATIONS:

| | | |
|---|---|---|
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| A | = | ARC OF CURVE |
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| C.T.H. | = | COUNTY TRUNK HIGHWAY |
| D | = | DELTA |
| DEG | = | DEGREE OF CURVE |
| E | = | EAST |
| E'LY | = | EASTERLY |
| ELEV. | = | ELEVATION |
| EX. | = | EXISTING |
| EXC. | = | EXCEPTION |
| FFE | = | FINISH FLOOR ELEVATION |
| FND | = | FOUND |
| GFE | = | GARAGE FLOOR ELEVATION |
| GND | = | GROUND |
| INV. | = | INVERT |
| IP | = | IRON PIPE |
| IRD | = | IRON ROD |
| M | = | MEASURED/SURVEYED DISTANCE |
| NAD | = | NORTH AMERICAN DATUM |
| N | = | NORTH |
| N'LY | = | NORTHERLY |
| NE | = | NORTHEAST |
| NE'LY | = | NORTHEASTERLY |
| NO. | = | NUMBER |
| NW | = | NORTHWEST |
| NW'LY | = | NORTHWESTERLY |
| PG. | = | PAGE |
| QTR | = | QUARTER |
| REC | = | RECORDED |
| RIM | = | RIM OR TOP POINT |
| R/W | = | RIGHT OF WAY |
| S | = | SOUTH |
| S'LY | = | SOUTHERLY |
| SE | = | SOUTHEAST |
| SE'LY | = | SOUTHEASTERLY |
| S.T.H. | = | STATE TRUNK HIGHWAY |
| SW | = | SOUTHWEST |
| SW'LY | = | SOUTHWESTERLY |
| SUR | = | SURVEYED |
| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S. | = | UNITED STATES GEOLOGICAL SURVEY |
| VAR | = | VARIES |
| VPI | = | VERTICAL POINT OF INTERSECTION |
| W | = | WEST |
| W'LY | = | WESTERLY |


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MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
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WISCONSIN ROBERT A. KRAUSE 26786 WAUKESHA, WI PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE

# UTILITY PLAN

**6 OF 10**

N
W E
S

SCALE IN FEET
0 40'

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 08/07/2024 | CHANGES FROM OWNER | JB/BK |
| 08/22/2024 | REVISIONS PER VILLAGE REVIEW | |

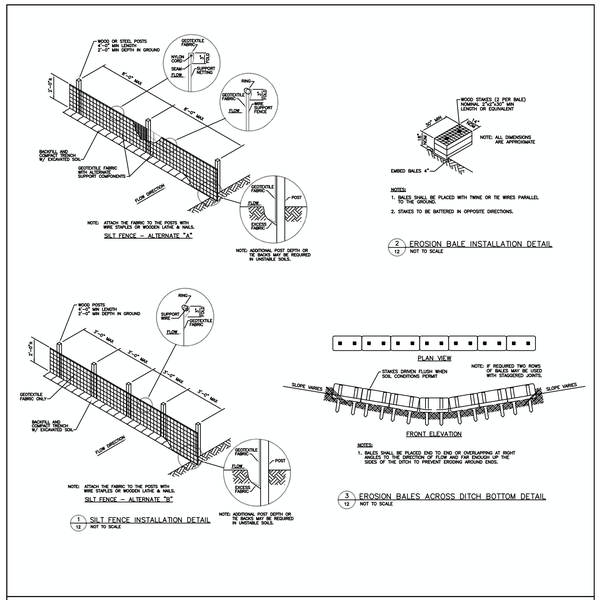
CHECKED BY: BK
DATE: 07/24/2024
DRAWN BY: JB
JOB NO.: 24-9971

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT ▶ EMPOWER ▶ DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-0777 EMAIL: SURVEY@JAHNKE.COM


FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg




NOT TO SCALE

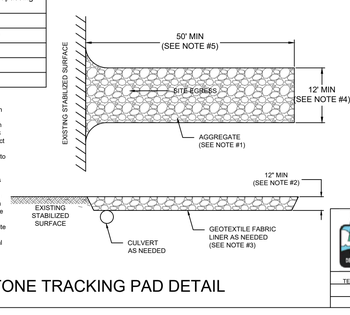
ENGINEERING DEPARTMENT
Village of Germantown
...Willkommen

STANDARD DETAIL

EROSION CONTROL MEASURES

APPROVED 2/2006 REVISED: 09/28/2018 RCB

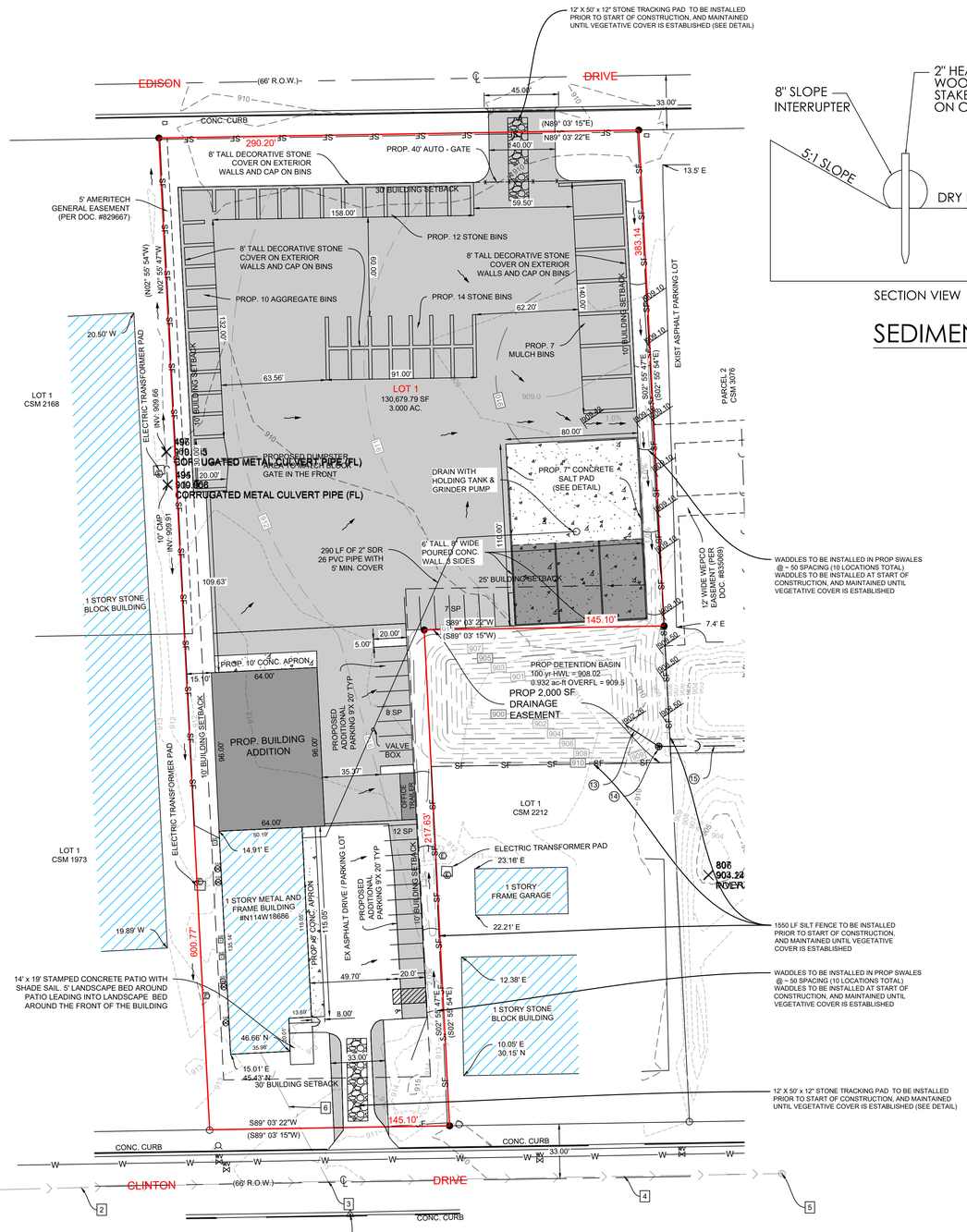
| Sieve Size | Percent by weight passing |
|---|---|
| 3" | 100 |
| 2-1/2" | 90-100 |
| 1-1/2" | 25-60 |
| 3/4" | 0-20 |
| 3/8" | 0-5 |

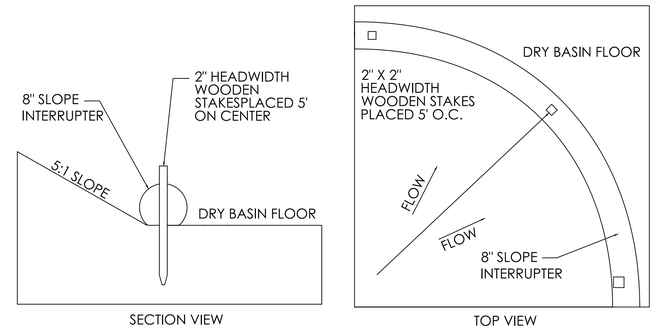



1. Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
2. Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
3. Select fabric type based on soil conditions and vehicles loading.
4. Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
5. If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

STONE TRACKING PAD DETAIL

WISCONSIN DEPT. OF NATURAL RESOURCES
1057-TS-9
TECHNICAL STANDARD No.
05/2018
REVISION DATE
NOT TO SCALE




# SEDIMENT LOGS (WATTLES)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- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
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- EX. CATCH BASIN ROUND
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- W — W — EX. WATER MAIN
- EX. TREE LINE
- 905 — EX. MAJOR CONTOUR
- 904 — EX. MINOR CONTOUR
- PROP. SEWER
- 905 — PROP. MAJOR CONTOUR
- 904 — PROP. MINOR CONTOUR
- PROP. SEDIMENT LOG
- SF — SF — SF — PROP. SILT FENCE

## ABBREVIATIONS:

| | | |
|---|---|---|
| (12.23') | = | MEASURED DISTANCE |
| (12.23') | = | RECORD/DEED DISTANCE |
| A | = | ARC OF CURVE |
| AC. | = | ACRES |
| ASPH | = | ASPHALT |
| BM | = | BENCHMARK |
| CALC. | = | CALCULATED DISTANCE |
| CH. | = | CHORD LENGTH |
| COR | = | CORNER |
| CSM | = | CERTIFIED SURVEY MAP |
| C.T.H. | = | COUNTY TRUNK HIGHWAY |
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| NE | = | NORTHEAST |
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| S'LY | = | SOUTHERLY |
| SE | = | SOUTHEAST |
| SE'LY | = | SOUTHEASTERLY |
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| SW | = | SOUTHWEST |
| SW'LY | = | SOUTHWESTERLY |
| SUR | = | SURVEYED |
| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S. | = | UNITED STATES GEOLOGICAL SURVEY |
| VAR | = | VARIES |
| VPI | = | VERTICAL POINT OF INTERSECTION |
| W | = | WEST |
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10. Per scope of this survey, not all improvements are shown.

WISCONSIN ROBERT A. KRAUSE S-2676 WAUKESHA, WI PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE

N W E S

SCALE IN FEET 0 40'

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 08/07/2024 | CHANGES FROM OWNER | JB/BK |
| 08/22/2024 | REVISIONS PER VILLAGE REVIEW | |

CHECKED BY: BK
DATE: 07/24/2024

DRAWN BY: JB
JOB NO.: 24-9971

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT▶ EMPOWER▶ DESIGN
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524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 544-0700 EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

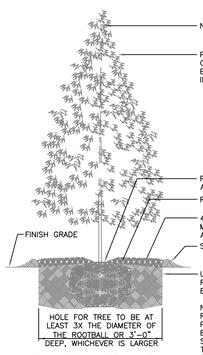

EROSION CONTROL PLAN



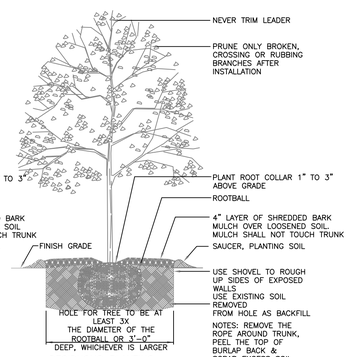
FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

## LANDSCAPE LEGEND AND TOTAL SITE PLANT COUNT:

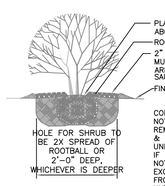
| PLANT NAME | ~# OF PLANTS REQ |
|---|---|
| RIVER BIRCH | 15 |
| EMERALD GREEN ABROVITAE | 36 |
| KARL FOERSTER GRASS | 42 |
| ASTILBE | 45 |
| SMOKE BUSH | 7 |
| BLACK HILL SPRUCE | 8 |
| WHITE PINE | 4 |
| MAY NIGHT SALVIA | 7 |
| ROSE SALVIA | 7 |
| DWF PYRAMID ABORVITAE | 5 |
| DOUBLE PLAY SPIREA | 4 |
| PRAIRIFIRE FLOWERING CRABAPPLE | 1 |
| PARDON ME DAY LILLIES | 4 |
| LITTLE LIME HYDRANGEA | 11 |
| STELLA DE ORO LILIES | 40 |
| MAGIC CARPET SPIREA | 15 |
| LITTLE HENRY SWEETPSIRE | 18 |
| MAPLE TREE | 6 |
| ELM TREE | 2 |




EVERGREEN TREE PLANTING




DECIDUOUS PLANTING




SHRUB PLANTING

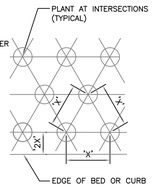
CONTAINERIZED NOTES: CUT OR REMOVE CONTAINER, & SET BALL ON UNDISTURBED FLOOR IF ROOT COLLAR IS NOT VISIBLE, SCRAPE EXCESS SOIL AWAY FROM THE TRUNK UNTIL IT IS AND PLANT ACCORDINGLY.

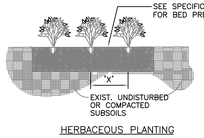
BARE ROOT NOTES: INSPECT THE ROOTS & CLIP W/ SHARP HAND PRUNERS THE DAMAGED OR BROKEN PARTS. ELIMINATE ANY ROOTS THAT COULD BECOME A GIRDLING ROOT. SPREAD ROOTS OUT RADIALLY DOWN ON THE UNDISTURBED FLOOR.

NOTES: FOR ANNUAL, PERENNIALS, VINES & OTHER GROUND COVERS.

X = TYPICAL SPACING AS SPECIFIED ON DRAWING(S)

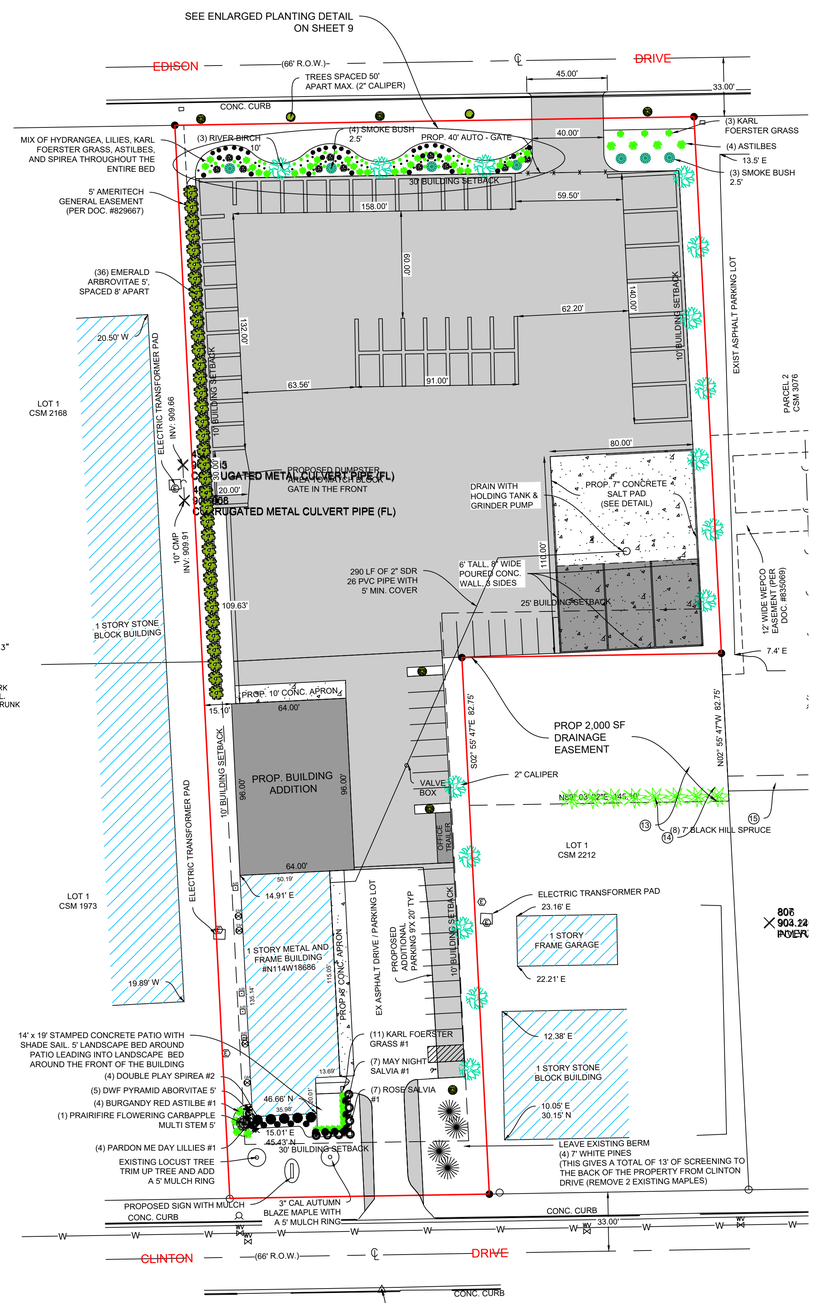
ALL BED PLANTINGS SHALL BE PLANTED WITH TRI-ANGULAR SPACING. SEE PLANTING LIST FOR PLANT SPACING.




HERBACEOUS PLANTING

STANDARD CONSTRUCTION DETAILS
--PLANTINGS DETAIL--




SITE BENCHMARK # 20
ELEV = 910.66 (DATUM: NAVD 88)
PK NAIL SET IN THE CONCRETE CURB ACROSS THE STREET FROM THE DRIVEWAY OPENING OF N114W18686 CLINTON DR GERMANTOWN WI 53022.

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- EX. SEWER
- EX. STORM SEWER (STO)
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- EX. TREE LINE
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- 904 — EX. MINOR CONTOUR
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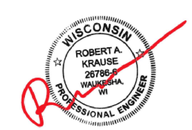
| E | = | EAST |
| E'LY | = | EASTERLY |
| ELEV. | = | ELEVATION |
| EX. | = | EXISTING |
| EXC. | = | EXCEPTION |
| FFE | = | FINISH FLOOR ELEVATION |
| FND | = | FOUND |
| GFE | = | GARAGE FLOOR ELEVATION |
| GND | = | GROUND |
| INV. | = | INVERT |
| IP | = | IRON PIPE |
| IRD | = | IRON ROD |
| M | = | MEASURED/SURVEYED DISTANCE |
| NAD | = | NORTH AMERICAN DATUM |
| N | = | NORTH |
| N'LY | = | NORTHERLY |
| NE | = | NORTHEAST |
| NE'LY | = | NORTHEASTERLY |
| NO. | = | NUMBER |
| NW | = | NORTHWEST |
| NW'LY | = | NORTHWESTERLY |
| PG. | = | PAGE |
| QTR | = | QUARTER |
| REC | = | RECORDED |
| RIM | = | RIM OR TOP POINT |
| R/W | = | RIGHT OF WAY |
| S | = | SOUTH |
| S'LY | = | SOUTHERLY |
| SE | = | SOUTHEAST |
| SE'LY | = | SOUTHEASTERLY |
| S.T.H. | = | STATE TRUNK HIGHWAY |
| SW | = | SOUTHWEST |
| SW'LY | = | SOUTHWESTERLY |
| SUR | = | SURVEYED |
| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S. | = | UNITED STATES GEOLOGICAL SURVEY |
| VAR | = | VARIES |
| VPI | = | VERTICAL POINT OF INTERSECTION |
| W | = | WEST |
| W'LY | = | WESTERLY |




NOT VALID WITHOUT ORIGINAL SIGNATURE

N
W E
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SCALE IN FEET
0 40'

REVISIONS

| DESCRIPTION | DATE | BY |
|---|---|---|
| CHANGES FROM OWNER | 08/07/2024 | JR/BK |
| REVISIONS PER VILLAGE REVIEW | 08/22/2024 | |

CHECKED BY: BK
DATE: 07/24/2024

DRAWN BY: JB
JOB NO.: 24-9971

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

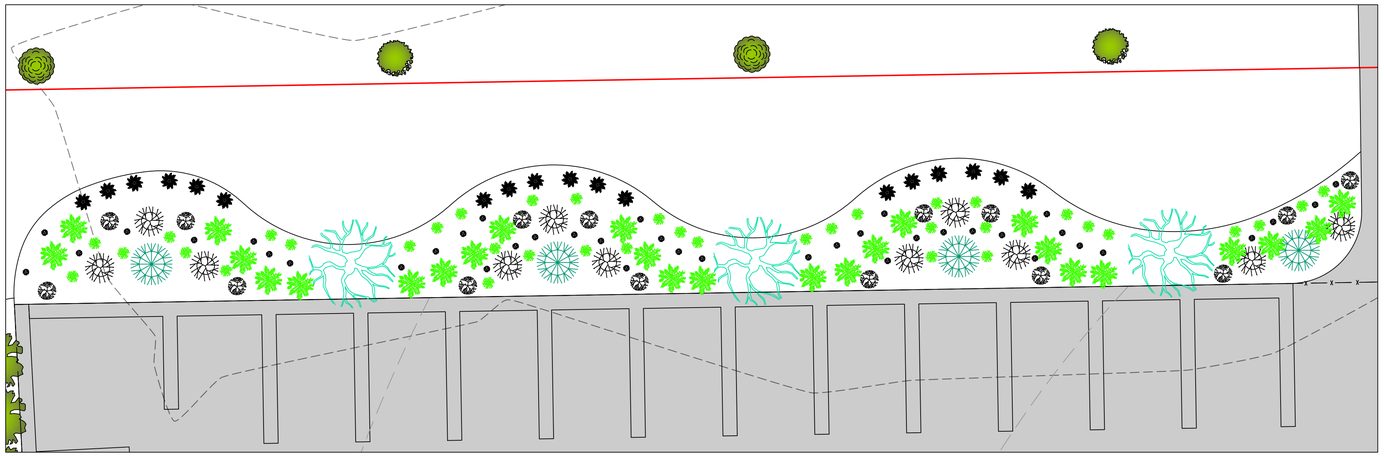
PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT ▶ EMPOWER ▶ DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-0720 FAX: (262) 542-0723 INFO@JAHNKE.COM


FILE NAME: S:\projects\24-9971 Green Hills Contr\dwg\24-9971 R3 2024-8-20.dwg

LANDSCAPE PLAN

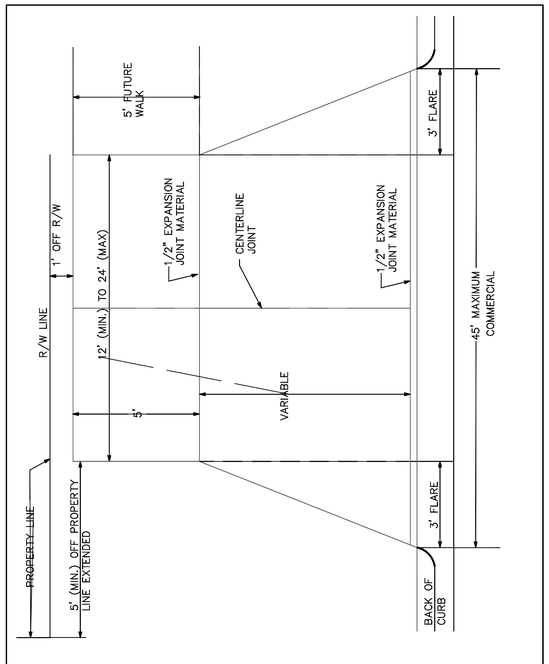
8 OF 10



**ENLARGED PLANTING DETAIL**
**SCALE: 1" = 10'**

## LANDSCAPE LEGEND AND TOTAL SITE PLANT COUNT:

| PLANT NAME | ~# OF PLANTS REQ |
|---|---|
| RIVER BIRCH | 15 |
| EMERALD GREEN ABROVITAE | 36 |
| KARL FOERSTER GRASS | 42 |
| ASTILBE | 45 |
| SMOKE BUSH | 7 |
| BLACK HILL SPRUCE | 8 |
| WHITE PINE | 4 |
| MAY NIGHT SALVIA | 7 |
| ROSE SALVIA | 7 |
| DWF PYRAMID ABORVITAE | 5 |
| DOUBLE PLAY SPIREA | 4 |
| PRAIRIFIRE FLOWERING CRABAPPLE | 1 |
| PARDON ME DAY LILLIES | 4 |
| LITTLE LIME HYDRANGEA | 11 |
| STELLA DE ORO LILIES | 40 |
| MAGIC CARPET SPIREA | 15 |
| LITTLE HENRY SWEETPSIRE | 18 |
| MAPLE TREE | 3 |
| ELM TREE | 2 |




REVISED 10/9/2018 RCB

Village of Germantown Wisconsin

TYPICAL FLARED DRIVEWAY APPROACH -URBAN SECTION CONCRETE CURB

NOT TO SCALE

SURVEY NOTES:
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8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
10. Per scope of this survey, not all improvements are shown.

## PROJECT SPECIFICATIONS

1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE WISCONSIN ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "WISCONSIN D.O.T. 2024 STANDARD SPECIFICATIONS AND ROADWAY STANDARDS" AS WELL AS THE "VILLAGE CODE OF GERMANTOWN WISCONSIN" CURRENT EDITIONS.

2. THE CONTRACTOR SHALL INDEMNIFY JAHNKE & JAHNKE ASSOCIATES LLC (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.

3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.

4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.

5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.

7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.

8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL DIGGERS HOTLINE FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-242-8511, 48 HOURS PRIOR TO DIGGING.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY AND/OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE WORK PROGRESSES.

10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.

11. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.

12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.

13. TRENCH BACKFILL MATERIAL, CRUSHED STONE OR LIMESTONE (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.

15 ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.

16. RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.

17. THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.

18. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").

19. FRAMES SHALL BE SET WITH EZ STIK8 (OR EQUAL) MATERIAL TO PREVENT LEAKAGE.

20. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN BROUGH TOGETHER.

21. STEPS IN STRUCTURES SHALL BE MADE OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (1/2") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.

22. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.

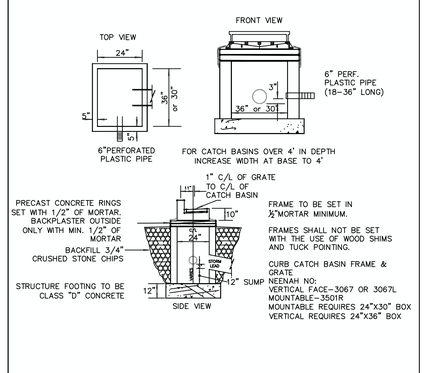
23. ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF PARKING LOT STRIPING OR IN LANDSCAPE AREAS WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.

24. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/DESIGN ENGINEER AND DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.

25. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

26. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

T:\Engineering\Details\CATCHBASIN DETAIL.dwg




DATE: 4/21/05

Village of Germantown Wisconsin

STANDARD DETAIL

2 / 2.1 STANDARD CATCH BASIN DETAIL
REVISED 3/2005

NOT TO SCALE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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

N W E S

SCALE IN FEET 0 40'

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 08/07/2024 | CHANGES FROM OWNER | JR/BK |
| 08/22/2024 | REVISIONS PER VILLAGE REVIEW | |

DRAWN BY: JB
JOB NO.: 24-9971
CHECKED BY: BK
DATE: 07/24/2024

CLIENT
GREEN HILLS CONTRACTING, INC.
N91W16480 PERSHING AVENUE #5
MENOMONEE FALLS, WI 53051

PROJECT
N114W18686 CLINTON DRIVE
GERMANTOWN, WI 53022


JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT▶ EMPOWER▶DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-8276 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM


WISCONSIN ROBERT A. KRAUSE 26786-6 WAUKESHA, WI PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE

NOTES AND DETAILS



FILE NAME: S:\projects\24-9971 Green Hills Cont\dwg\24-9971 R3 2024-8-20.dwg

## ABBREVIATIONS:

| | | |
|---|---|---|
| 12.23' | = | MEASURED DISTANCE |
| (12.23') | = | RECORD/DEED DISTANCE |
| A | = | ARC OF CURVE |
| AC. | = | ACRES |
| ASPH | = | ASPHALT |
| BM. | = | BENCHMARK |
| CALC. | = | CALCULATED DISTANCE |
| CH. | = | CHORD LENGTH |
| COR. | = | CORNER |
| CSM | = | CERTIFIED SURVEY MAP |
| C.T.H. | = | COUNTY TRUNK HIGHWAY |
| D | = | DELTA |
| DEG. | = | DEGREE OF CURVE |
| E | = | EAST |
| ELY | = | EASTERLY |
| ELEV. | = | ELEVATION |
| EX. | = | EXISTING |
| EXC. | = | EXCEPTION |
| FFE | = | FINISH FLOOR ELEVATION |
| FND | = | FOUND |
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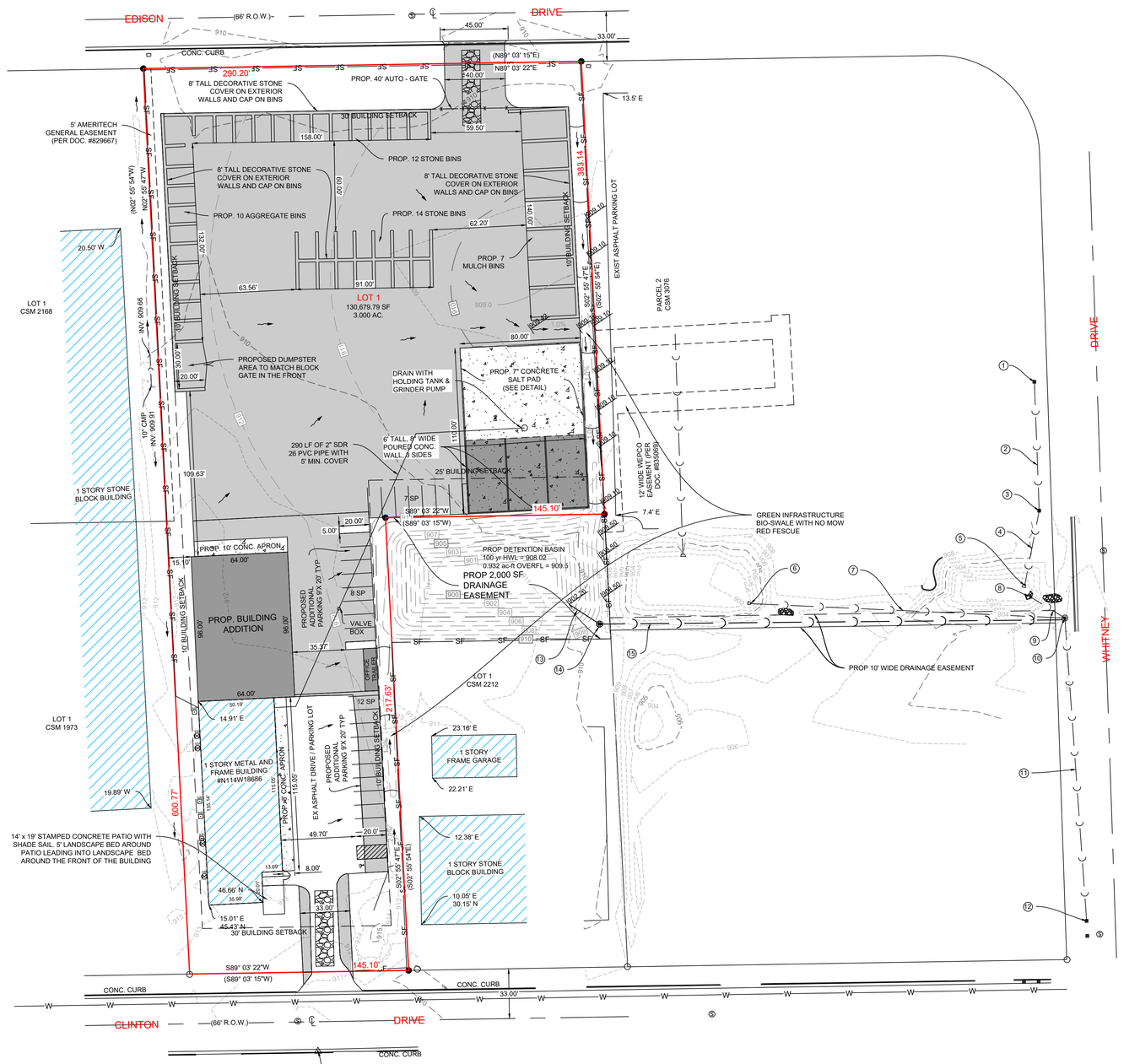
| SW | = | SOUTHWEST |
| SWLY | = | SOUTHWESTERLY |
| SUR | = | SURVEYED |
| U.S.H. | = | UNITED STATES HIGHWAY |
| U.S.G.S. | = | UNITED STATES GEOLOGICAL SURVEY |
| VAR | = | VARIES |
| VPI | = | VERTICAL POINT OF INTERSECTION |
| W | = | WEST |
| WLY | = | WESTERLY |

## STORM SEWER TAGS

1. EX. CATCH BASIN SQUARE - OLID
   RIM: 905.10
   INV S: 900.99
2. EX. 86 LF STORM SEWER PIPE
   12" ADS @ 0.37%
3. EX. CATCH BASIN SQUARE - OLID
   RIM: 904.47
   INV N: 900.67
   INV SW: 900.53
4. EX. 51 LF STORM SEWER PIPE
   18" PVC @ 1.33%
5. EX. STORM PIPE OUTLET
   INV: 899.86
6. EX. STORM PIPE INLET
   INV: 902.02
7. EX. 209 LF STORM SEWER PIPE
   12" PVC @ 2.37%
8. EX. STORM PIPE INLET
   INV: 900.23
9. EX. 28 LF STORM SEWER PIPE
   6" PVC @ 7.40%
10. EX. CATCH BASIN ROUND - OLID
    RIM: 902.60
    PROP INV = 899.45
    INV NW: 899.17
    INV W: 898.10
    INV S: 897.55
11. EX. 202 LF STORM SEWER PIPE
    12" PVC @ -0.24%
12. EX. CATCH BASIN SQUARE
    RIM: 901.47
    INV NW = 896.60
    INV N = 896.53
    INV S= 896.13
13. PROP 24 LF 8" PVC STORM SEWER
    @ -1.0 %
14. PRO STORM MANHOLE C LID
    WITH REMOVABLE RETRACTOR
    RIM = 909.20 +/- MATCH EXIST GRADE
    INV W = 902.50
    INV E = 902.50
15. PROP 305 LF 8" STORM SEWER
    @ 1.0%
    CONNECTION TO EXISTING STORM
    CATCH BASIN

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## LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
- EX. POWER POLE
- EX. MAILBOX
- EX. SANITARY MANHOLE
- EX. UNKNOWN MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. ELECTRIC MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. TELEPHONE MANHOLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER VALVE
- EX. OVERHEAD WIRES
- EX. BUREAU OF ELECTRICAL SERVICES
- EX. FENCE LINE
- EX. COMMUNICATIONS
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SEWER
- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. SEWER
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR

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WISCONSIN ROBERT A. KRAUSE 26786 WAUKESHA, WI PROFESSIONAL ENGINEER

GRADING PLAN - 2

N
W E
S

SCALE IN FEET
0 40'

REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 08/07/2024 | CHANGES FROM OWNER | JB/BK |
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FILE NAME: S:\projects\24-9971 Green Hills Cont\dwg\24-9971 R3 2024-8-20.dwg

Green Hills Contracting
N91W16480 Pershing Ave. #5 Menomonee Falls, WI 53051
262 – 345 - 4001
Service@greenhillswi.com
Greenhillswi.com

08/07/2024

To whom it may concern:

My name is Michael Anderson, and I am the proud owner of Green Hills Inc., a landscape contracting, bulk material supply, company eagerly looking forward to being able to call Germantown home. Over the past eleven years, I have cultivated a company known for creating timeless and innovative landscape solutions for outdoor living spaces. Through our commitment to quality service, fairness, and integrity, Green Hills Inc. had rapidly expanded, particularly in our supply division.

My journey in business began long before the inception of Green Hills Inc. At twelve years old, my entrepreneurial spirit was ignited when my dad helped me build a trailer for my mountain bike, and together we fixed up a lawn mower we found on the side of the road. I began offering lawn care services in my neighborhood, and through dedication to detail, charismatic customer service, and accountability, my customer base quickly grew. As the years progressed, I expanded my services to include more complex landscaping tasks and even hired friends to help with the increasing workload. By sixteen, I had traded my mountain bike for a pickup truck and trailer, allowing me to transport my equipment independently. My business had grown from basic lawn care to include contracting projects such as retaining walls, landscape design and installation, and commercial bed maintenance. I even ventured into the municipal market, securing clients like the City of Wauwatosa and the City of Cudahy.

In 2013, at the age of nineteen, I took a significant step by purchasing Green Hills Inc., which was then operating out of Sussex. My drive and passion for the business propelled me to strive for excellence continually. The contracting aspect of my business began to excel, broadening my customer base across southeastern Wisconsin. We handled a wide range of projects, from municipal sidewalk projects to full-yard installations for new constructions. We found our niche in concrete work, completing numerous projects from industrial-scale pads to 13,000-square-foot barndominium foundations. Today, our contracting team is regarded as a reliable partner, essentially serving as a “Swiss army knife” for our core set of customers. For instance, recently when one of our developers faced potential fines due to a subcontractor failing to meet DNR erosion control regulations, Green Hills Inc. stepped in and addressed all DNR concerns within a week, keeping the project on schedule without any fines. We do not seek contracting work through any forms of marketing; our reputation and word-of-mouth referrals keep us consistently busy.

Currently, our contracting team consists of one crew, and our proposed expansion plan includes a 6,144-square-foot addition to our building, with 4,800 square feet of that is climate controled storage for our summer and winter contracting equipment such as lawn mowers, skid loaders, plows, and trucks. Green Hills Inc. also provides winter snow removal operations, exclusively serving commercial accounts. Our select group of commercial snow accounts ensures the quality and effectiveness of our deicing products. Our winter operation equipment, including wheel loaders and skid loaders, is kept off-site at customer accounts, with employees reporting directly to the machines rather than our facility. We aim to maintain this focus on our long-standing customers rather than expanding this area of the business.

The global pandemic in 2020 presented significant challenges, but it also spurred creativity and diversification within Green Hills Inc. As contracting work slowed due to widespread uncertainties, I noticed a growing interest in home beautification projects as people spent more time at home. This observation led me to expand into the bulk materials market, starting with deicing products and quickly moving to mulch, decorative stone, and more. This new venture gained traction rapidly in the commercial and municipal markets, and soon, consumers were inquiring about placing orders. We became the first company in the area where customers could order bulk landscape materials online and easily schedule delivery to their doors. GreenHillsSupply.com has been steadily gaining traction since 2020, necessitating a shift from our original model, where most products were direct-shipped to customers, to maintaining a larger inventory on hand. This transition will be supported by the Clinton Drive facility, where having products readily available reduces order response times and shipping costs. The added facility space will also allow us to offer additional high-quality landscape supply products at competitive prices, rivaling big-box stores.

One of the primary focuses of Green Hills Supply is on environmentally friendly deicing products. While many can sell environmentally friendly products, proper usage is crucial to maximizing your environmental stewardship. We emphasize the education and proper use of our products, aiming to change the industry through training and education. Additionally, we offer product and sales consulting, adding value that is typically unavailable in this industry. Green Hills Inc. is an active member of the Snow & Ice Management Association and collaborates with organizations such as Wisconsin Salt Wise to stay at the forefront of our industry.

In terms of site circulation for our bulk material yard, each driver uses electronic dispatch software that outlines their deliveries, including material types and quantities. All trucks, wheel loaders, and our supply office are equipped with CB radios, allowing constant communication. Our yard will have full CCTV coverage, monitored from the supply office during operating hours, ensuring safety and efficiency. Our design ensures ample space for trucks to maneuver safely.

Recognizing the need for Green Hills Inc. to expand into the bulk materials market, I also began offering logistics services, allowing us to keep most of our work in-house. The current building on the Clinton Drive property provides warehouse space for our pallet products, including aluminum lawn edging, erosion control blankets, weed fabric, and fire pit kits. The additional warehouse space we will gain will enable us to keep more products in stock, reducing delivery times for our customers. Handling our deliveries in-house not only increases turnaround time but also reduces costs by managing logistics internally.

Our main entrance is off Clinton Drive, and we have proposed a new driveway cut off Edison Drive. The purpose of this driveway is for commercial truck traffic during business hours. This entrance will feature an automatic gate, with each truck equipped with a gate opener, ensuring the separation of civilian and commercial traffic. During non-business hours, our drivers will use the Clinton Drive entrance exclusively. Our goal is to provide the safest environment for our drivers, yard workers, customers, and the general public.

Looking ahead, we aim to continue growing Green Hills Inc. by adhering to our core values of integrity, quality, and customer satisfaction. Our expansion plans, both in physical infrastructure and service offerings, are designed to meet the evolving needs of our clients while maintaining the highest standards of environmental stewardship and operational efficiency. As we move forward, we remain dedicated to innovating within the landscaping and snow management industries, providing exceptional service, and making a positive impact on our community and environment. At Green Hills Inc., we are committed to excellence in every aspect of our business, from innovative landscaping solutions to environmentally friendly products and efficient logistics. As we continue to grow, our focus remains on delivering outstanding service and maintaining the highest standards of quality and integrity.

**Green Hills Inc.**

**Michael Anderson**

**Owner**

Green Hills Contracting
N91W16480 Pershing Ave. #5 Menomonee Falls, WI 53051
262 – 345 - 4001
Service@greenhillswi.com
Greenhillswi.com

To whom it may concern:

Green Hills is deeply committed to environmental protection, and we have undertaken a comprehensive approach to designing our new liquid and granular salt storage area for our deicing products. To ensure that our facilities adheres to the highest standards, we consulted with the Wisconsin Department of Transportation (DOT) on best practices for construction and safety. We provided detailed information on the types and volumes of liquids we will store as well as the granular products that will be kept on hand, ensuring that our plans address both current regulations and potential all reasonable environmental concerns. Our current design will surpass Wisconsin Administrative Transportation Code Chapter 277 Highway Salt Storage Requirements which regulates requirements on safe storage practices of products similar to this.

Based on our thorough research and expert consultations, we have developed a storage plan and even a spill contingency plan that not only meets but exceeds regulatory requirements for bulk deicing liquid storage. To reduce exposure to the elements the liquid storage tanks will be situated within a newly constructed addition. This addition will feature a fully enclosed lean-to section, which will be insulated and equipped with a robust concrete floor to provide a secure and stable environment for the tanks and plumbing system. Additionally, the floor will be depressed 9 ½” to create a concrete sump large enough to fully contain the contents of one full tank. Each tank will be fitted with an individual shut-off valve to allow for immediate isolation from the plumbing system if necessary. All plumbing will be constructed from Schedule 80 PVC, known for its strength chemical resistance and resistance to physical damage, ensuring long-term durability. Additionally, all tanks and plumbing will be clearly labeled for easy identification and shut-off valves will be prominently marked with large lettered safety yellow signs, and readily accessible in clear open areas in case of an emergency.

When it comes to our granular deicing storage, we have created a design that ensures that we have exceeded what is requirements for granular salt storage while adding secondary safeguards to further protect the village, our neighbors, and the environment. Our structure will consist of a three-sided hoop building with impervious walls and a roof, leaving one end open for loading. These style structures are adaptable in size and are praised for their durability and ease of access. They are particularly useful for covered unloading, mixing, and loading tasks. In Wisconsin due to our weather, it's important to avoid positioning the open end to the west due to prevailing winds; thus, our design features an open end facing north to mitigate this issue. Additionally, it should be noted that there are no side or rear openings which greatly reduces penetration of wind and precipitation into the building during the occasional exposure. All this has been integrated into our design to enhance maximize environmental protection, afforded by this brand-new redevelopment site. The new structure will have 6-foot-tall concrete walls, which is higher than the standard minimum of 3 foot walls. The concrete pad will be 7 inches thick with a high compressive strength of 4500 psi, reinforced with structural fiber, and will include a 6mm poly vapor barrier to prevent seepage. It will be sloped to direct water runoff to a drain, to a floor drain with a buried 2500-gallon concrete holding tank below which will collect all runoff water, ensuring effective drainage management. The walls will also contain most of the concrete floor area with only one entrance-exit area in the Northwest corner.

To ensure ongoing compliance with evolving regulations, we will obtain a annual permit that requires an inspection by a state DOT inspector prior to renewal. This inspection will include a comprehensive inspection of the tanks, pumps, and plumbing systems to check for any potential leaks or malfunctions. Additionally, the inspector will look at our granular salt storage bins to ensure that there are no cracks in the concrete walls or floor, there are no signs of runoff from the pad, and that the overall bin is in good physical condition. The inspector will also have the authority to test any runoff water if there are any concerns about uncontrolled discharges of salt or other liquid materials to waterways on or near the property. Only after the successful completion of this passing inspection will result the be the renewal of our annual permit, confirming that our bulk liquid and granular salt storage operations meet or exceed all necessary standards.

Through our meticulous design and the implementation of rigorous compliance measures, including annual inspections by the Wisconsin DOT, we are confident that our bulk liquid and granular storage system will not only meet but surpass the regulatory requirements. Our proactive approach is intended to protect the Village, our neighbors, and environment and most importantly, the residents of Germantown, ensuring a safe and responsible operation.

We look forward to being a happy, productive, and helpful business member of the Village Germantown. Please do not hesitate to reach out if you have any questions or concerns.

Please do not hesitate to reach out for any further questions or concerns.

**Green Hills Inc.**

**Michael Anderson**

**Owner**

JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS · PLANNERS · SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

**Project:** Green Hills Contracting Env Imp Assesment
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RECEIVED
AUG 29 2024
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

**Ref: Green Hills Contracting Environmental Impact Assessment**

Dear Committee members,

The purpose of this Environmental Impact Assessment (EIA) is to evaluate the anticipated environmental impacts of the proposed use of the site by Green Hills Contracting. Green Hills Contracting is a company specializing in landscaping, hardscaping, and trucking services for residential, commercial, and industrial clients throughout most of the year. During the colder months, the company provides commercial and industrial snow removal, as well as de-icing and anti-icing services.

To ensure a comprehensive assessment of the potential environmental impacts of the proposed site use, it is necessary to review both the historical and current uses of the property. The property is currently zoned M-1 (Limited Industrial), which permits the proposed landscaping use. Notably, the Village of Germantown well is situated approximately 2,078 feet northeast of the property. The storage of salt and de-icing products within 1,200 feet of this well is regulated by Section 17.40 of the Village of Germantown Code of Ordinances (Wellhead Protection Ordinance).

Surface water from the site flows northeast from the existing building, then east onto a neighboring parking lot, through their detention basin, and into a village storm sewer. This water is directed south along Whitney Drive, eventually reaching the Menominee River.

Aerial photography indicates that the area was used as farmland from around 1937 until approximately 1980, when construction of the current building began. From about 1980 to 2000, surrounding properties were developed with industrial buildings and associated improvements.

It is noteworthy that the original developer of the property at N114W18686 Clinton Drive, Germantown, WI (the initial parcel) was also a landscaping company providing snow removal, de-icing, and anti-icing services. Aerial photos do not clearly show where salt was stored for road or parking lot applications. However, the area north of the parking lot and building, which struggles to grow grass, may have been used for outdoor salt storage. At that time, it was common practice to store salt on the ground with a tarp. Green Hills Contracting proposes to build over and pave this area, effectively capping it and reducing the potential spread of any contaminants.

Since 2020, the building has been occupied by Stop N Go Portables, a company dealing in portable toilets hand wash stations, and the associated chemicals. Please refer to Appendix A for photos of the existing operations and chemical labels, where available.

The northern parcel appears to have been farmed from approximately 1937 until 1979, after which it was grassed over and has remained a lawn since. Site plans provided by Jahnke and Jahnke Associates show that the lot is proposed to be mostly paved with asphalt, creating an outdoor storage and loading yard. The area will be enclosed with screening walls for dust control and to serve as the outer walls of material bins.

To minimize the risk of salt contamination, the area will be predominantly paved, effectively capping the soil and reducing water infiltration. The salt spill contingency plan is documented and will be displayed onsite.



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General housekeeping practices, as shown in Appendix B, will ensure prompt and efficient clean-up. Additionally, most salt will be stored inside the building in containment areas, further protecting the environment. A video demonstrating the use of air to reduce spillage and improve facility utilization will also be available for review.

Finally, a groundwater monitoring plan will be implemented. Three shallow test wells, each 2 inches in diameter and 10 feet deep with sealed tops, will be installed near the salt storage facilities. These wells will be sampled annually in the spring, after de-icing operations and the cleaning of salt hoop buildings. The results will be provided to the Village of Germantown each year to verify that onsite operations are functioning as expected.

Should you have any questions or require additional information, please feel free to contact me.

Thank you for considering our services. We look forward to assisting you as needed.

Sincerely,

If you any questions or require more information I can be reached at (262)720-7938 or by email at rkrause@jahnkeandjahnke.com

Sincerely,

**Robert A Krause PE**
Project Manager
**Jahnke and Jahnke Associates LLC**
524 Bluemound Road
Waukesha, WI. 53188
t: (262) 542-5797
d: (262) 720-7938
rkrause@jahnkeandjahnke.com

## Appendix "A"

Photos of existing operations currently in use at N114W18686 Clinton Drive Germantown WI.

1. View of subject property facing northeast

2. View of subject property facing northwest



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3. View of eastern portion of subject property facing north

4. View of southern elevation of subject property building



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5. View of eastern elevation of subject property building

6. View of northeastern staged empty dumpsters on subject property



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7. View of north side of subject property building

8. View of north side of subject property building



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9. View of northern elevation of subject property building

10. View of western elevation of subject property building

11. View of scrap mental and drum. No staining or stressed vegetation

12. View of pad-mounted transformer along western subject property boundary



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13. View of natural gas connection at southeast building corner

14. View of general office area



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15. View of kitchen area

16. View of typical office ceiling building materials



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17. View of typical flooring surfacing material in kitchen

18. View of office area



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19. View of general warehouse area

20. View of utility sink and janitorial closet



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21. View of empty drums-containers of deodorizer and soap solutions

22. View of warehouse area and staged deodorizer solution (J&J Destroyer SX950)



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23. View of trench drain in warehouse area

24. View of typical deodorizer solution and drip trays



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25. View of typical port-a-john deodorizer solution

26. View of air compressor and minor concrete staining



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27. View of freshwater stainless steel tank and saltwater poly-tank

28. View of brine solution machine - grey salt hopper and orange brine water



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29. View of empty cleaning solution IBC totes

30. View of staged salt bags (FIBCs) used for salt brine system

31. View of empty IBC totes of deodorizer and soap solutions

32. View of pallets containing 4-oz hand sanitizer containers



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33. View of hand soap solution

34. View of warehouse office area



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37. View of general warehouse area and handwash stations

38. View of subject property - northern vacant parcel



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39. View of subject property - northern vacant parcel

40. View of southern subject property boundary - vacant parcel



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41. View of northwestern adjoining property

42. View of north adjoining property



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43. View of northeastern adjoining property

44. View of southwest adjoining property



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45. View of southeastern adjoining property

46. View of western adjoining property



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47. View of eastern adjoining property

48. View of eastern adjoining property



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49. View of western adjoining property



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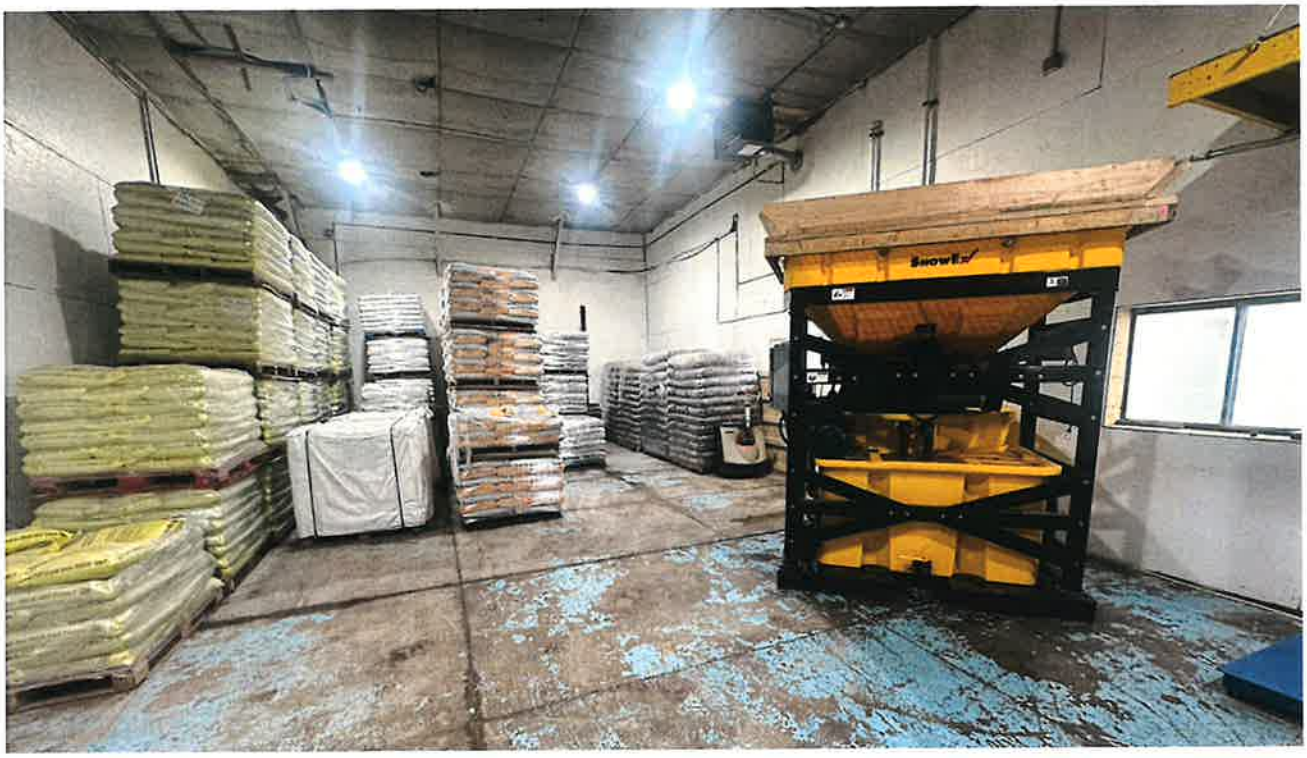
## Appendix "B"

Green Hills Contracting Existing facilities.





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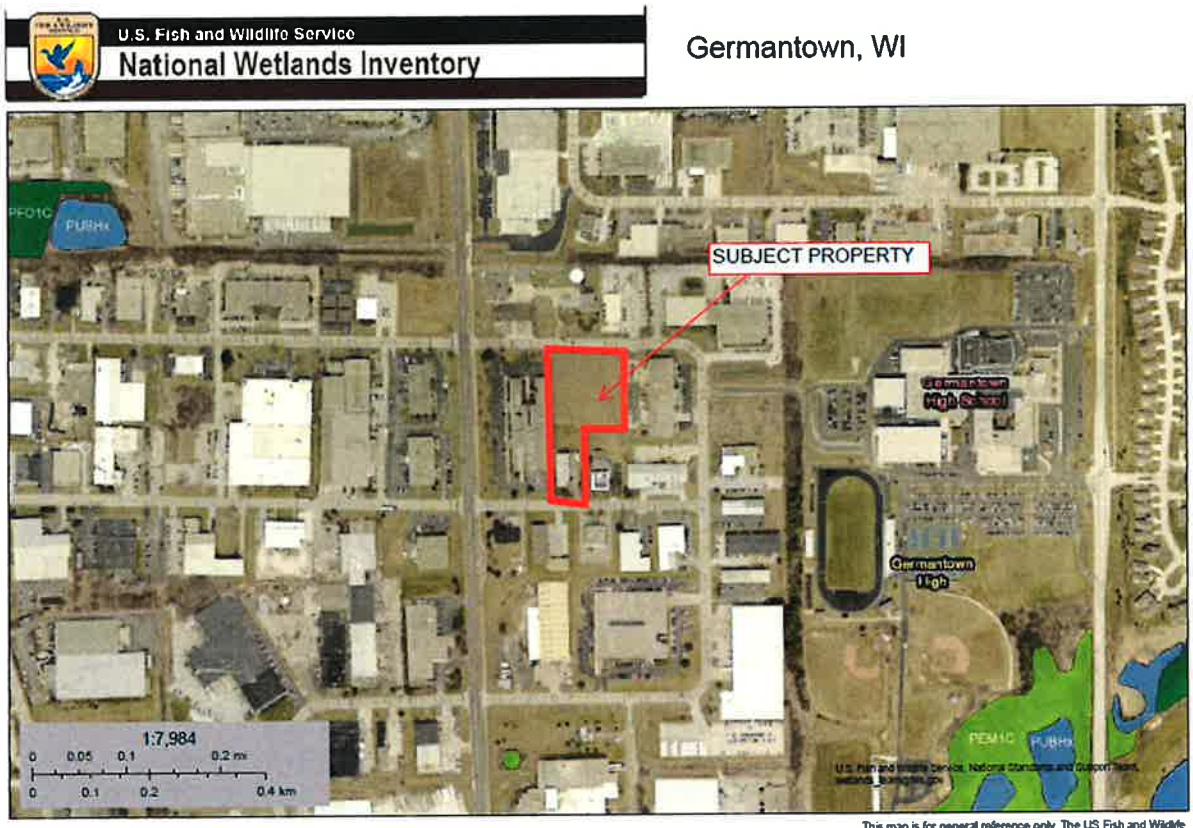
# Appendix "C"

Aerial Photo with distance noted to Village of Germantown exiting well to outside salt storage buildings.

# Appendix "D"

Wetlands Inventory of area around subject property.




May 5, 2024

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



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# Appendix "E"

Germantown Annual Water Quality Report.

## UNREGULATED CONTAMINANTS

Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted. EPA required us to participate in this monitoring.

| CONTAMINANT (Units) | LEVEL FOUND | RANGE | SAMPLE DATE (If prior to '2013) |
|---|---|---|---|
| Bromodichloroacetic acid (BDCAA) (ppb) | 1.4 | 0.40 - 1.4 | 1/9/2019 - 7/30/2019 |
| Bromodichloroacetic acid (BDCAA) (ppb) | 1.4 | 0.54 - 1.4 | 1/9/2019 - 7/31/2019 |
| Bromoacetic acid (BAA) (ppb) | 0.92 | 0.41 - 0.92 | 1/9/2019 - 7/31/2019 |
| Chlorodibromoacetic acid (CDBAA) (ppb) | 0.61 | 0.31 - 0.61 | 1/9/2019 - 7/31/2019 |
| Dibromoacetic acid (DBAA) (ppb) | 0.99 | 0.48 - 0.99 | 1/9/2019 - 7/31/2019 |
| Trichloroacetic acid (TCAA) (ppb) | 0.53 | 0.53 | 1/9/2019 - 7/31/2019 |
| HAA5 (ppb) | 3.267 | 0.906 - 3.905 | 1/9/2019 - 7/30/2019 |
| HAA9b (ppb) | 5.604 | 0 - 5.53 | 1/9/2019 - 7/30/2019 |
| HAA9 (ppb) | 6.24 | 0.906 - 5.904 | 1/9/2019 - 7/30/2019 |
| Manganese (ppb) | 456.04 | 0.571 - 456.04 | 1/9/2019 - 7/30/2019 |
| Germanium (ppb) | 0.394 | 0.394 | 1/9/2019 - 7/30/2019 |

## DEFINITIONS

**AL = Action Level:** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

**HA: Health Advisory:** An estimate of acceptable drinking water levels for a chemical substance based on health effects information.

**HAL:** Health Advisory Level is a concentration of a contaminant which, if exceeded, poses a health risk and may require a system to post a public notice. Health Advisories are determined by US EPA.

**HI: Hazard Index:** A Hazard Index is used to assess the potential health impacts associated with mixtures of contaminants. Hazard Index guidance for a class of contaminants or mixture of contaminants may be determined by the US EPA or Wisconsin Department of Health Services. If a Health Index is exceeded a system may be required to post a public notice.

**Level 1 Assessment:** A Level 1 assessment is a study of the water system to identify potential problems and determine, if possible, why total coliform bacteria have been found in our water system.

**Level 2 Assessment:** A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine, if possible, why an E. coli MCL violation has occurred or why total coliform bacteria have been found in our water system, or both, on multiple occasions.

**MCL:** Maximum Contaminant Level. The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**MCLG:** Maximum Contaminant Level Goal. The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**MFL:** Million fibers per liter

**MRDL:** Maximum residual disinfectant level: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**MRDLG:** Maximum residual disinfectant level goal: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

**MREM/YEAR:** Millirems per year (a measure of radiation absorbed by the body)

**NTU:** Nephelometric Turbidity Units

**pCi/l:** Picocuries per liter (a measure of radioactivity)

**ppm:** Parts per million, or milligrams per liter (mg/l)

**ppb:** Parts per billion, or micrograms per liter (ug/l)

**ppt:** Parts per trillion, or nanograms per liter

**ppq:** Parts per quadrillion, or picograms per liter

**PHGS:** PHGS: Public Health Groundwater Standards are found in NR 140 Groundwater Quality. The concentration of a contaminant which, if a exceeded, poses a health risk and may require a system to post a public notice.

**RPHGS:** Recommended Public Health Groundwater Standards: Groundwater standards proposed by the Wisconsin Department of Health Services. The concentration of a contaminant which, if exceeded, poses a health risk and may require a system to post a public notice.

**SMCL:** Secondary drinking water standards or Secondary Maximum Contaminant Levels for contaminants that affect taste, odor, or appearance of the drinking water. The SMCLs do not represent health standards.

**TCR =** Total Coliform Rule

**S.U. =** Standard Unit of measurement

**TT:** Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.

* Each contaminant range is from no detect (nd) to the maximum reported value

Village of Germantown ...Willkommen

**Germantown Water Utility**

# 2023 Annual Germantown Water Quality Report

## WATER QUALITY MEETS ALL REGULATORY STANDARDS

In the year 2023, the Germantown Water Utility (GWU) conducted all DNR required tests to ensure the safety and quality of the drinking water delivered to our customers. All laboratory analysis indicated that the water provided by the Utility met all Federal and State drinking water standards.

This report summarizes the water quality provided to customers in 2023. It also includes details about where your water comes from, what has been detected in your water and how that compares to regulatory standards. We are committed to providing you with useful information.

## SPECIAL HEALTH INFORMATION AVAILABLE

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's safe drinking water hotline (800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune systems disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbial contaminants are available from the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

## HEALTH EFFECTS FOR ANY CONTAMINATS WITH MCL VIOLATION/ACTION LEVEL EXCEEDANCES

Infants and young children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention spand and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

**Additional Health Information**

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Germantown Water Utility is responsive for providing high quality drinking water but cannot control the variey of materials used in plumbing components. When your water has been sitting for several hour, you can minimize the potential for lead exposure by flushing your cold side tap for 30 seconds to 2 minutes or until it feels cooler than when you first stated flushing before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800-426-4791) or at www.epa.gov/safewater/lead.

## HEALTH EFFECTS FOR ANY CONTAMINATS WITH MCL

Your water was tested for many contaminants last year. We are allowed to monitor for some contaminants less frequently than once a year. The following tables list only those contaminants which were detected in your water. If a contaminant was detected last year, it will appear in the following tables without a sample date. If the contaminant was not monitored last year, but was detected within the last 5 years, it will appear in the tables below along with the sample date.

## LEAD SERVICES

We are currently unaware of any lead water services to homes or businesses in the Village of Germantown and have not seen any evidence indication we do.

**Opportunity for input on decisions affecting our water quality or other questions**
First and Third Monday of each month at 7:00 p.m. in the Village Hall Board Room with the Public Works & Highway Committee, located at N112 W17001 Mequon Rd, Germantown, WI 53022.
The day and time maybe subject to change. Water Utility office 262-253-8254, Village Hall 262-250-4721

## SOURCES OF GERMANTOWN'S DRINKING WATER

The sources of drinking water, both tap water and bottled water, include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff and septic systems.
- Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water, which shall provide the same protection for public health.

## SOURCE (S) OF WATER

| SOURCE ID | SOURCE | DEPTH | STATUS |
|---|---|---|---|
| 2 | Groundwater | 342 | Active |
| 3 | Groundwater | 965 | Active |
| 4 | Groundwater | 1271 | Active |
| 5 | Groundwater | 415 | Active |
| 7 | Groundwater | 370 | Active |
| 11 | Groundwater | 1401 | Active |

### COST OF LEAKY PIPES

| Size of leak at 40 psi | Gal/min | Gal/hr (Gallons lost) | Gal/yr (Gallons lost) |
|---|---|---|---|
| 1/16" (.0625) | 63 | 907-$4.00 | 331,128-$1,374.00 |
| 1/8" (.125) | 2.53 | 3,643-$15.00 | 1,329,768-$5,519.00 |
| 1/4" (.25) | 10.12 | 14,558-$60.00 | 5,319,816-$22,052.00 |
| 1/2" (.50) | 40.46 | 58,219-$242.00 | 21,250,000-$88,188.00 |

First 100,000gal = $4.15/1000gal
Next 900,000gal = $3.60/1000gal
Over 1,000,000gal = $2.03/1000gal
(Numbers will vary slightly due to rounding)
For more information visit:
https://www.54thethyologies.com/resources/water-cost-calculator

### GERMANTOWN WATER UTILITY SERVICE AREA

## TREATED WATER QUALITY

Listed on the following pages are contaminates detected in Germantown's drinking water during 2023.
The state allows the GWU to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data though representative, are more than one year old.

## HOW TO READ THE ANNUAL GERMANTOWN WATER QUALITY TABLE

1. Read the definitions on the back page to better understand this table.
2. Choose a "Contaminant" on the table.
3. Check the "Ideal Goal" (Maximum Contaminant Level Goal) for that substance.
4. Note the "Highest Level Allowed" (Maximum Contaminant Level).
5. Compare the contaminant "Level Detected" in Germantown's water supply to the Ideal Goal and the Highest Level Allowed.

### DISINFECTION BYPRODUCTS

| CONTAMINANT (Units) | SITE | MCL (Highest Level Allowed) | MCLG (Ideal Goals) | LEVEL FOUND | RANGE | SAMPLE DATE (If prior to '23) | VIOLATION | TYPICAL SOURCE OF CONTAMINANT |
|---|---|---|---|---|---|---|---|---|
| HAA5 (ppb) | 0-14 | 60 | 60 | 2 | 2 | | NO | By-product of drinking water chlorination |
| TTHM (ppb) | 0-14 | 80 | 0 | 4.9 | 4.9 | | NO | By-product of drinking water chlorination |
| HAA5 (ppb) | 0-16 | 60 | 60 | 2 | 2 | | NO | By-product of drinking water chlorination |
| TTHM (ppb) | 0-16 | 80 | 0 | 1.4 | 1.4 | | NO | By-product of drinking water chlorination |

### INORGANIC CONTAMINANTS

| CONTAMINANT (Units) | SITE | MCL (Highest Level Allowed) | MCLG (Ideal Goals) | LEVEL FOUND | RANGE | SAMPLE DATE (If prior to '23) | VIOLATION | TYPICAL SOURCE OF CONTAMINANT |
|---|---|---|---|---|---|---|---|---|
| Barium (ppb) | | 2 | 2 | 0.118 | 0.112-0.118 | | NO | Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits |
| Fluoride (ppb) | | 4 | 4 | 0.9 | 0.3-0.9 | | NO | Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories |
| Nickel | | 100 | | 0.0004 | 0.0000-0.0000 | | NO | Nickel occurs naturally in soils, ground water and surface waters and is often used in electroplating, stainless steel and alloy products. |
| Nitrate (NO3-N) (ppm) | | 10 | 10 | 0.94 | 0.00-0.88 | | NO | Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits |
| Sodium (ppm) | | n/a | n/a | 30.00 | 6.60-30.00 | | NO | n/a |

| CONTAMINANT (Units) | ACTION LEVEL | MCLG | 90th PERCENTILE LEVEL FOUND | # OF RESULTS | SAMPLE DATE (If prior to '23) | VIOLATION | TYPICAL SOURCE OF CONTAMINANT |
|---|---|---|---|---|---|---|---|
| Copper (ppb) | AL=1.3 | 1.3 | 0.0000 | 0 of 30 results were above the action level. | | NO | Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives |
| Lead (ppb) | AL=15 | 0 | 1.78 | 1 of 30 results were above the action level | | NO | Corrosion of household plumbing systems; Erosion of natural deposits |

### PFAS CONTAMINANTS WITH A HEALTH ADVISORY LEVEL

Per-fluoroalkyl and polyfluoroalkyl substances (PFAS) are a large group of human-made chemicals that have been used in industry and consumer products worldwide since the 1950. The following table lists PFAS contaminants which were detected in your water and that have a Recommended Public Health Groundwater Standard (RPHGS) or Health Advisory Level (HAL). There are no violations for detections of contaminants that exceed the RPHGS or HAL. The RPHGS are levels at which concentrations of the contaminant pose no a health risk and are based on guidance provided by the Wisconsin Department of Health Services.

| CONTAMINANT (Units) | RPHGS or HAL (ppt) | LEVEL FOUND | RANGE | SAMPLE DATE (If prior to '23) | TYPICAL SOURCE OF CONTAMINANT |
|---|---|---|---|---|---|
| PFAS (ppt) | [illegible] | 0.86 | 0.56 - 0.86 | | Drinking water is one way that people can be exposed to PFAS. In Wisconsin, two-thirds of people use groundwater as their drinking water source. PFAS can get in groundwater from places that make or use PFAS and release from consumer products in landfills. |
| PFOS (ppt) | 40 | 0.73 | 0.57 - 0.73 | | |
| PFOA (ppt) | 20 | 1.10 | 0.80 - 1.10 | | |
| PFBS (ppt) | 20 | 0.59 | 0.56 - 0.59 | | |
| PFOA and PFOS TOTAL (ppt) | 20 | 1.69 | 0.80 - 1.69 | | |

### RADIOACTIVE CONTAMINANTS

| CONTAMINANT (Units) | MCL (Highest Level Allowed) | MCLG (Ideal Goals) | LEVEL FOUND | RANGE | SAMPLE DATE (If prior to '23) | VIOLATION | TYPICAL SOURCE OF CONTAMINANT |
|---|---|---|---|---|---|---|---|
| Gross Alpha, incl. R & U (pCi/l) | 15 | 0 | 11.2 | 5.4 - 11.2 | | NO | Erosion of natural deposits |
| Radium, (226 + 228) (pCi/l) | 5 | 0 | 4.3 | 1.7 - 4.3 | | NO | Erosion of natural deposits |
| Gross Alpha, incl. R & U (pCi/l) | n/a | n/a | 11.2 | 5.4 - 11.2 | | NO | Erosion of natural deposits |
| Combined Uranium (ug/l) | 30 | 0 | 0.3 | 0.3 - 0.3 | | NO | Erosion of natural deposits |

### CONTAMINANTS WITH A PUBLIC HEALTH GOUNDWATER STANDARD, HEALTH ADVISORY LEVEL OR A SECONDARY MAXIMUM CONTAMINANT LEVEL

The following table lists contaminants which were detected in your water and that have either a Public Health Groundwater Standard (PHGS), Health Advisory Level (HAL), or a Secondary Maximum Contaminant Level (SMCL), or both. There are no violations for detections of contaminants that exceed Health Advisory Levels, Public Health Groundwater Standards or Secondary Maximum Contaminant Levels. Secondary Maximum Contaminant Levels are levels that do not present health concerns but may pose aesthetic problems such as odor, tastes, color, or color. Public Health Groundwater Standards and Health Advisory Levels are levels at which concentrations of the contaminant present a health risk.

| CONTAMINANT (Units) | SMCL | RPHGS or HAL | LEVEL FOUND | RANGE | SAMPLE DATE (If prior to '23) | TYPICAL SOURCE OF CONTAMINANT |
|---|---|---|---|---|---|---|
| Sulfate | 250 | 0 | 250.00 | 59.00 - 250.00 | | Runoff/leaching from natural deposits, industrial wastes |



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J & J

# Operational Safety plan

-This document goes over handling of granular and liquid materials used in our manufacturing and distribution operation.

## Bulk Granular Deicing Unloading Safety Procedure

*Yard Safety Rules:*

1. **Speed Limit:**
   - **Maximum Speed:** All inbound trucks are required to travel no faster than 10 mph while traveling within the property. This reduced speed helps ensure the safety of all personnel and equipment on site.
   - **Speed Monitoring:** Be aware that speed may be monitored by Green Hills Inc. staff, and any violation of the speed limit may result in penalties such as but not limited to disciplinary action, or restrictions from future site access.
2. **Flashers:**
   - **Visibility:** Trucks must have their flashers on at all times while on the property. This is critical to ensure that other vehicles and personnel are aware of the truck's presence.

*Unloading Procedures:*

1. **Parking and Initial Steps:**

- **Parking on Salt Pad:** Before beginning the unloading process, the truck driver must park their truck on the salt pad. This area is specifically designed to contain the material at all times.
- **Parking Brake:** The truck driver must apply the parking brake to prevent any unintentional movement of the vehicle while he/she exits the truck to present load paperwork.
- **Paperwork Presentation:** The driver must then present the load paperwork to a Green Hills Inc. team member. This paperwork is essential for verifying the contents of the load and ensuring that the material is unloaded into the correct bin location.

2. **Verification by Green Hills Inc. Team Member:**
   - **Paperwork Check:** The Green Hills Inc. team member will verify the paperwork against the load to ensure accuracy.
   - **Direction to Bin:** Once verification is complete, the team member will direct the driver to the appropriate bin where the material is to be unloaded. Drivers should follow these directions precisely to avoid errors in material placement.
3. **Supervision and Acknowledgment:**
   - **Supervision for Non-Green Hills Trucks:** For trucks that are not owned or operated by Green Hills Inc., a Green Hills team member must be present during the entire unloading process. This supervision ensures compliance with safety procedures and proper unloading techniques.

*Dumping Guidelines:*

1. **Truck Positioning:**
   - **Avoid Full Backing Under Shelter:** Truck drivers are not to back their entire truck underneath the overhead salt shelter, even if the bin appears to be empty. This is to prevent damage to both the truck and the shelter structure.

- **Stop Point:** The driver must stop the truck once both drive axles are fully inside the bin. Do not proceed any further into the bin to avoid contact with the shelter structure.

2. **Safety Check Before Dumping:**
   - **Environmental Awareness:** Before beginning the dumping process, the driver must ensure that the area is safe. This involves checking to the left, right, and above the truck to confirm that there are no obstructions, personnel, or hazards in the vicinity.
   - **Clear Communication:** If there are any doubts or concerns, the driver should communicate with the Green Hills Inc. team member for further instructions before proceeding.
3. **Dumping the Load:**
   - **Begin Pulling Forward:** As the load begins to come off the truck, the driver should start pulling forward slowly. This ensures that the material is evenly distributed and that the truck maintains sufficient clearance from the overhead shelter structure.
   - **Maintain Clearance:** It is crucial to always maintain a safe distance between the dump box and the overhead shelter structure to prevent any collisions or structural damage.
4. **Post-Dumping Procedures:**
   - **Immediate Lowering of Dump Box:** Once the load has been fully dumped, the driver must lower the dump box immediately. The box must be lowered prior to the back of the truck reaching the yellow loading line painted on the ground.
   - **No Box Up Movement:** The driver is not allowed to leave the salt pad with the dump box in the raised position. This is a heavily enforced rule as all deicing materials are to stay within the containment zone.
   - **Exit Protocol:** After the dump box is completely lowered, the driver may safely exit the salt pad. The driver should follow all posted signs and directions to the exit of the property, ensuring a smooth and safe departure.

These detailed guidelines are designed to ensure a safe and efficient unloading process while minimizing risks to both personnel and equipment at Green Hills Inc. Compliance with these rules is mandatory for all drivers and vehicles entering the site.

## Bulk Granular Deicing Loading Safety Procedure

*Vehicle Positioning and Initial Steps:*

1. **Backing Into the Salt Pad:**
   - **Alignment:** All trucks are required to back into the salt pad, aligning their driver's side tires as close to the "loading line" as possible. The "loading line" is a bright yellow line painted on the ground along the width of the entire salt pad.
   - **Loader Operator Assistance:** The loader operator will assist in the backing process by sounding their horn to indicate when the vehicle should stop. Drivers should pay close attention to this signal.
2. **Communication with Loader Operator:**
   - **Material Confirmation:** After stopping, the loader operator will exit the cab and confirm with the driver the specific material they want to be loaded with and the quantity (in tons).
3. **Driver Safety in Loading Area:**
   - **Stay in the Vehicle:** Drivers must remain inside their truck while in the salt pad loading area. Exiting the truck in this area is prohibited to ensure the safety of all personnel involved in the loading process.
   - **Preloading Preparations:** Before entering the loading area, drivers should remove any salter covers, shovels, or other objects that might impede the loading process.

*Green Hills Inc. Team Member Guidelines:*

1. **No Climbing on Customer Vehicles:**
    - **Prohibited Assistance:** Green Hills Inc. team members are not permitted to climb on customer trucks to assist with tarping or untarping salters or dump boxes. This rule is in place to prevent injuries or accidents.
2. **Responsibility for Vehicle Weight:**
    - **Legal Weight Compliance:** Green Hills Inc. team members are not responsible for ensuring that vehicles do not exceed their legal gross vehicle weight rating. However, they will refuse to load any vehicle that appears to be overloaded to the point where material may spill out, which could pose a safety hazard.

*Loading Process:*

1. **Selecting the Correct Bucket:**
    - **Bucket Size Selection:** It's essential to select the appropriate bucket size based on the salter's capacity:
        - 68" Bucket: For salters up to 2 yards.
        - 84" Bucket: For salters between 2 and 4 yards.
        - 102" Bucket: For salters of 4 yards and up.
    - **Bucket Security Check:** After selecting and attaching the correct bucket, ensure it is fully secured by placing the bucket flat on the ground. Tip the bucket downward slightly using the controls. This action should start to lift the machine off the ground if the bucket is attached properly. If the bucket becomes disconnected, reattach it before proceeding.

2. **Scooping Salt:**
    - **Bucket Positioning:** When taking a scoop of salt, ensure the bottom of the bucket is slightly touching the ground evenly.
    - **Entering the Pile:** Slowly proceed into the salt pile, raising the boom and curling the bucket back simultaneously to fill it effectively.
    - **Backing Out of the Pile:** Before backing out, check mirrors and, if safe, look behind to ensure the area is clear. As you back out, keep the bucket low to the ground for stability.
3. **Approaching and Loading the Truck:**
    - **Boom Arm Movement:** As you approach the truck, begin lifting the boom arm while moving forward.
    - **Positioning:** Ensure that the loader is perpendicular to the truck, as this is the safest position for loading. Perpendicular alignment reduces the risk of accidental contact with the truck.
    - **Loading the Truck:** When dumping the salt into the truck, make sure the bucket and boom arm maintain clearance from the truck or salter to prevent damage.
    - **Post-Dump Procedure:** Once the bucket is empty, curl it upwards completely and back away from the truck. This helps ensure that no residual material is dropped outside the designated area.
4. **Signaling Completion:**
    - **Horn Signal:** Once the bucket has cleared the truck, the loader operator should honk the horn to signal to the driver that the loading process is complete.

*Post-Loading Procedures:*

1. **Tarping of Salters:**
    - **Tarping Prohibited in Loading Area:** Tarping of salters is not allowed within the loading area. Drivers must exit the loading area before tarping their salters. **Green Hills Inc. Policy:** As mentioned earlier, Green Hills Inc. team members are not permitted to climb on customer vehicles to assist with tarping or untarping. Drivers are responsible for this task once they have exited the loading area.

These detailed guidelines are designed to ensure a smooth, safe, and efficient loading process at Green Hills Inc. Adherence to these procedures is mandatory to protect the safety of all personnel and equipment involved.

# Bulk Liquid Deicing Unloading Safety Procedure

## *1. Arrival on Property*

- **Speed Limit:** All trucks entering the property must adhere to a strict speed limit of no more than 10 mph. This is to ensure the safety of all personnel and equipment on-site.
- **Use of Flashers:** Trucks must have their hazard flashers on at all times while on the property to increase visibility and alert others to your presence.

## *2. Approach to the Filling Station*

- **Route and Location:** Proceed directly to the bulk liquid distribution filling station located on the side of the building. Ensure you are following the designated path to avoid any unnecessary traffic or safety hazards.
- **Parking:** Upon arrival at the filling station, set your parking brake securely before exiting the vehicle.

## *3. Pre-Connection Procedures*

- **Documentation Presentation:** Before making any connections, present your load information (e.g., Bill of Lading) to a Green Hills Inc. team member. This step is crucial to ensure the correct product is being handled.
- **Verification by Team Member:** The team member will verify the type of product being delivered and will confirm that the fill station valve is closed. They will then remove the appropriate cap for the product you are carrying.

- **Inspection:** Perform a visual inspection of the fill station, ensuring that no obstructions or potential hazards are present. Confirm that your tanker is properly aligned with the fill station.

*4. Hose Connection*

- **Safe Connection:** Begin connecting your hose to the designated fill port. Ensure that the hose is securely attached.
- **No Discharge Until Approval:** It is critical that no liquid is discharged from your tanker until explicit approval has been given by the Green Hills Inc. team member. This step is necessary to prevent accidental spills or cross-contamination.

*5. Authorization to Begin Discharge*

- **Receiving Tank Check:** The team member will check that the receiving tank valve is open and that all other tank valves are securely closed..
- **Final Safety Check:** Conduct a final check to ensure that all connections are secure, the tanker vent is open, and that there are no visible signs of potential failure.

*6. Starting the Unloading Process*

- **Pump Activation:** Start the pump on the tanker. Monitor the equipment closely as you slowly crack the main valve, allowing liquid to flow gradually into the fill station.
- **Leak Monitoring:** Immediately check for any signs of leakage at all fittings. If a leak is detected:
    - **Emergency Procedure:** Shut off the pump immediately.
    - **Valve Closure:** Close the main valve to prevent further discharge.
    - **Report Issue:** Report the issue to the Green Hills Inc. team member and await further instructions.

*7. Continuous Monitoring During Unloading*

- **Stay with the Vehicle:** The driver must remain with the truck at all times during the unloading process. Never leave the truck unattended.
- **Ongoing Inspection:** Continuously monitor all hoses, pumps, and connections throughout the discharge process to ensure that there are no leaks or other issues.

*8. Completion of Discharge*

- **Valve Closure:** Once the tanker is empty, close the main tank valves on the tanker.
- **Blow Out Lines:** Open the low air pressure supply valve to begin blowing out any remaining liquid from the hoses. This step is important to ensure that all product is delivered.
- **Walk the Line:** As air blows through the line, walk the hose from the tanker to the fill station, ensuring all liquid is completely cleared from the hose.

*9. Disconnection and Securing of Equipment*

- **Close Valves:** After ensuring all liquid has been cleared, close both the fill station valve and the low-pressure air supply valve.
- **Release Residual Air:** Release any remaining air pressure from the lines to make them safe for disconnection.
- **Hose Disconnection:** Disconnect your hoses carefully, ensuring no liquid remains in the lines. Immediately secure all caps on both the filling station and your hoses.
- **Equipment Check:** Perform a thorough check to ensure all hoses and equipment are properly stowed and secured on your truck.

*10. Final Safety Check and Departure*

- **Walk-Around Inspection:** Conduct a complete walk-around inspection of your vehicle to confirm that all equipment is accounted for and securely fastened.
- **Clear the Area:** Ensure that the area around your truck is clear of any obstructions.
- **Safe Exit:** Once everything is verified and secure, proceed safely to the exit, adhering to the same safety precautions (speed limit and flashers) as when entering the property.

*11. Incident Reporting*

- **Immediate Reporting:** If at any point during the procedure an incident occurs (e.g., spill, equipment failure, injury), report it immediately to the Green Hills Inc. team member and follow emergency protocols.
- **Documentation:** Ensure that all incidents are documented according to company policy and that any necessary follow-up actions are taken.

This detailed safety procedure ensures a safe and efficient unloading process while minimizing the risk of spills, accidents, and equipment damage.

# Bulk Liquid Deicing Loading Safety Procedure

## *1. Arrival on Property*

- **Speed Limit:** All trucks entering the property must adhere to a strict speed limit of no more than 10 mph. This is to ensure the safety of all personnel and equipment on-site.
- **Use of Flashers:** Trucks must have their hazard flashers on at all times while on the property to increase visibility and alert others to your presence.

## *2. Approach to the Filling Station*

- **Route and Location:** Proceed to the bulk liquid distribution filling station located on the side of the building. Follow the designated path to avoid any potential hazards or obstructions.
- **Parking:** Upon arrival, set your parking brake securely before exiting the vehicle.

## *3. Pre-Connection Procedures*

- **Documentation Presentation:** Present your load information (e.g., Bill of Lading or loading order) to a Green Hills Inc. team member before making any connections. This step is crucial to ensure the correct product is being loaded.
- **Verification by Team Member:** The team member will verify the product you are to receive and confirm that the dispensing station valve is closed. They will then remove the appropriate cap for the product you are to load.

- **Inspection:** Perform a visual inspection of the dispensing station and the surrounding area to ensure that no obstructions or hazards are present. Confirm that your tanker is properly aligned with the dispensing station.

*4. Hose Connection*

- **Safe Connection:** Begin connecting your hose to the designated dispensing port. Ensure that the hose is securely attached.
- **No Loading Until Approval:** Do not start the loading process until explicit approval has been given by the Green Hills Inc. team member. This step is necessary to prevent accidental spills.

*5. Authorization to Begin Loading*

- **Dispensing Tank Check:** The team member will check that the Dispensing station valve is open and that all other tank valves are securely closed.
- **Final Safety Check:** Conduct a final check to ensure that all connections are secure, the tanker vent is open, and that there are no visible signs of potential failure.

*6. Starting the Loading Process*

- **Pump Activation:** Start the pump on the dispensing station. Monitor the equipment closely as you slowly open the main valve, allowing liquid to flow gradually into your tanker.
- **Leak Monitoring:** Immediately check for any signs of leakage at all fittings. If a leak is detected:
    - **Emergency Procedure:** Shut off the pump immediately.
    - **Valve Closure:** Close the main valve to stop the flow of liquid.
    - **Report Issue:** Report the issue to the Green Hills Inc. team member and await further instructions.

*7. Continuous Monitoring During Loading*

- **Stay with the Vehicle:** The driver must remain with the truck at all times during the loading process. Never leave the truck unattended.
- **Ongoing Inspection:** Continuously monitor all hoses and connections throughout the loading process to ensure that there are no leaks or other issues.

*8. Completion of Loading*

- **Valve Closure:** Once the desired quantity of liquid has been loaded, turn the pump off and close the main dispensing valve.
- **Blow Out Lines:** open the low air pressure supply valve on the dispensing station to clear any remaining liquid from the hoses.
- **Walk the Line:** As air blows through the line, walk the hose from the dispensing station to the tanker, ensuring all liquid is completely cleared from the hose.

*9. Disconnection and Securing of Equipment*

- **Close Valves:** After ensuring all liquid has been cleared, close the main valve on the tanker and then close the low-pressure air supply valve.
- **Release Residual Air:** Release any remaining air pressure from the lines to make them safe for disconnection.
- **Hose Disconnection:** Disconnect your hoses carefully, ensuring no liquid remains in the lines. Immediately secure all caps on both the dispensing station and your hoses.
- **Equipment Check:** Perform a thorough check to ensure all hoses and equipment are properly stowed and secured on your truck.

*10. Final Safety Check and Departure*

- **Walk-Around Inspection:** Conduct a complete walk-around inspection of your vehicle to confirm that all equipment is accounted for and securely fastened.
- **Clear the Area:** Ensure that the area around your truck is clear of any obstructions.
- **Safe Exit:** Once everything is verified and secure, proceed safely to the exit, adhering to the same safety precautions (speed limit and flashers) as when entering the property.

*11. Incident Reporting*

- **Immediate Reporting:** If at any point during the procedure an incident occurs (e.g., spill, equipment failure, injury), report it immediately to the Green Hills Inc. team member and follow emergency protocols.
- **Documentation:** Ensure that all incidents are documented according to company policy and that any necessary follow-up actions are taken.

This detailed loading procedure ensures that the process is conducted safely, minimizing the risk of spills, accidents, and equipment damage.

# Liquid Deicing Loading Safety Procedure For 500 Gallons And Under

## *1. Pre-Loading Preparation*

- **Safety Protocol and PPE:**
  - **Personal Protective Equipment (PPE):** Ensure all drivers are wearing the required PPE, which includes goggles and gloves. This is essential to protect against potential splashes, spills, and other hazards.
- **Tank and Equipment Inspection:**
  - **Inspect the Tank:** Before bringing the customer's tank or your own equipment to the loading area, inspect it for any signs of damage or wear, such as cracks, loose fittings, or malfunctioning valves.
  - **Equipment Check:** Inspect all loading equipment, including hoses, valves, and meters, to ensure they are in good working condition.
- **Material Verification:**
  - **Correct Product:** Verify that the material you are about to load matches the customer's order or the intended use. Double-check the product label, and ensure you have the right product for the job.

## *2. Positioning the Tank*

- **Parking and Placement:**
  - **Close Proximity:** Park the small tank (e.g., 275-gallon tote or spray unit) as close to the filling station as possible to minimize the length of the hose and reduce the risk of spillage.
  - **Valve Check:** Ensure all tank valves are closed before beginning the loading process.

## *3. Loading Process*

- **Connection and Safety Check:**

- **Select the Right Tank:** Open only the valve of the tank you intend to fill. This prevents any accidental filling of the wrong tank.
- **Slow Valve Opening:** Slowly open the loading valves to allow the liquid to start filling the tank. Opening the valve too quickly can cause splashing or overfilling.

- **Monitoring During Loading:**
  - **Continuous Supervision:** Stay with the tank at all times during the loading process. Do not leave the tank unattended to ensure you can respond immediately to any issues.
  - **Fill Meter Usage:** Use the fill meter to monitor the volume of liquid being loaded. For smaller tanks, like a 275-gallon tote, there's very little room for overfilling, so it's crucial to stop at the desired gallon amount, even if the tank appears to be underfilled.
  - **Final Push:** After reaching the desired gallon amount, use low-pressure air to evacuate the lines. This will push any remaining liquid into the small tank, bringing you to the precise metered amount.

*4. Completion of Loading*

- **Blow Out Lines:**
  - **Line Clearing:** After the desired amount of liquid has been loaded, use low-pressure air to clear the lines of any remaining product. This ensures all liquid is transferred to the tank and reduces the risk of spills when disconnecting.
- **Closing and Securing:**
  - **Valve Closure:** Close the loading valve and any vents on the tank to secure the liquid inside.
  - **Disconnection:** Carefully disconnect the hoses, ensuring no residual liquid remains in the lines that could spill during disconnection.
- **Final Inspection:**
  - **Equipment Check:** Inspect the equipment used for loading, including hoses, valves, and connections, to ensure everything is in good condition and securely fastened.

- **Tank Inspection:** Perform a final check on the small tank or customer's equipment to confirm there are no leaks, overflows, or other issues.

*5. Post-Loading Procedures*

- **Site Clean-Up:**
  - **Area Inspection:** Ensure the loading area is clean and free of spills or hazards before the tank or customer's vehicle is moved.
- **Safe Exit:**
  - **Equipment Stowage:** Secure all equipment on the truck or in the loading area before departing.
  - **Exit Procedures:** Follow the same safety protocols (speed limit, use of flashers) when exiting the property to ensure a safe departure.

6. Incident Reporting

- **Immediate Action:** In the event of an incident, such as a spill or equipment failure, report it immediately to a Green Hills Inc. team member.
- **Documentation:** Record any incidents according to company policy and follow up with any necessary actions to prevent recurrence.

This procedure ensures that the loading process for smaller tanks is conducted safely, minimizing the risk of overfilling, spills, and accidents, while ensuring accuracy in the amount of liquid loaded.

# DE-ICER SPILL CONTINGENCY PLAN

This plan shall be posted onsite in a visible and accessible location near all liquid de-icer tanks and pump transfer valves. This ensures quick reference and effective response in the event of a spill.

## *1. Introduction*

- **Product Information:** The liquid de-icer stored at this site is not classified as hazardous by the EPA. It is designed for use on roads and pavements to prevent ice formation. While not dangerous to human or animal health in reasonable amounts, proper spill management is essential to prevent environmental contamination and ensure safety.

## *2. Roles and Responsibilities*

- **Site Manager:** Responsible for overseeing spill response, coordinating with emergency services if necessary, and ensuring all employees are trained in spill response procedures.
- **Spill Response Team:** A designated team trained in spill containment, cleanup, and reporting. They are responsible for executing the spill response plan and ensuring safety measures are followed.
- **All Employees:** Must be familiar with the basic spill response procedures, know the location of spill kits, and report any spills immediately to the site manager or Spill Response Team.

## *3. Spill Response Procedures*

*A. LIQUID DE-ICER SPILLS*

3.1 Immediate Actions

- **Alert and Assess:**
  - **Alert Personnel:** Upon detecting a spill, immediately alert nearby personnel and the Spill Response Team.
  - **Assess the Situation:** Determine the source, size, and potential impact of the spill. If the spill is large or poses a significant risk, consider evacuating the area and contacting emergency services.

3.2 Remediation Steps

- **Stop the Leak:** Take immediate action to stop or minimize the leak, prioritizing safety and efficiency.
  - **Pipe Leak:**
    - Use exterior pipe wrap (e.g., Flex Seal Tape) to temporarily seal the leak.
    - If the leak is severe, isolate the section of the pipe if possible, to stop the flow.
  - **Tank Leak:**
    - Apply pipe wrap or mechanical banding to slow or stop the leak.
    - If necessary, use a secondary containment device or absorbent materials to contain the spill until the tank can be emptied.
  - **Product Transfer:**
    - Transfer the remaining de-icer to a different tank or a tanker truck using pumps. This step must be completed as quickly as possible to prevent further leakage.

3.3 Containment Strategies

- **Containment within Building:**
  - **Use of Containment Area:** The storage area is equipped with a sealed concrete containment system designed to hold the full volume of one tank. Ensure the spill remains within this area.
  - **Utilize the Sump:** If the spill is significant, pump the liquid from the sump area back into a secure tank or tanker truck.
  - **Minor Spills:** For small leaks, use absorbent materials, mops, or rags to clean up the liquid. Dispose of contaminated materials in accordance with environmental regulations.
- **Containment Outside the Building:**
  - **Create a Dam:** Use available materials (e.g., absorbent booms, sandbags) to create a barrier around the spill, preventing it from spreading.
  - **Pump and Recover:** Pump the spilled liquid into a secure container, such as a tanker truck, for proper disposal or reuse.
  - **Use Spill Kits:** Deploy spill containment kits available onsite to manage and contain the spill effectively.

3.4 Cleanup Procedures

- **Post-Spill Cleanup:**
  - **De-icer on Pavement:** Hose down the spill area and collect the runoff for disposal or reuse. Ensure all liquid is removed to prevent slipping hazards.
  - **Final Inspection:** Conduct a thorough inspection of the area to ensure no residual product remains and that the spill has been fully contained and cleaned.
- **Disposal of Waste:**
  - **Mop Water and Absorbents:** Dispose of any mop water or absorbent materials in accordance with local environmental regulations. Mop

water can typically be disposed of via the sanitary sewer, but check for specific guidelines.

3.5 Documentation and Reporting

- **Incident Report:** Document the spill, including its size, cause, response actions taken, and any environmental impacts. Submit the report to the Site Manager and, if required, to local environmental authorities.
- **Follow-Up Actions:** Investigate the cause of the spill and implement corrective measures to prevent future occurrences. This may include equipment repairs, process changes, or additional employee training.

*B. DRY SALT SPILLS*

3.6 Remediation Steps

- **Containment:**
  - Immediately use shovels, brooms, or similar tools to gather the spilled salt. Return it to the containment area within the hoop buildings to prevent exposure to moisture and the elements.

3.7 Containment Strategies

- **Storage in Hoop Buildings:**
  - Verify that the recovered salt is stored deep within the hoop building to ensure it is protected from wind, rain, and snow.

3.8 Cleanup Procedures

- **Site Cleanup:**
  - Sweep the area thoroughly to remove any residual salt. Collect and dispose of the sweepings within the designated storage area.
  - **Mop Area:** If necessary, mop the area to remove any fine particles or residue. Dispose of mop water via the sanitary sewer.

3.9 Documentation and Reporting

- **Incident Report:** Document the spill, including the quantity of salt spilled, response actions, and any impact on operations or the environment. Submit the report to the Site Manager.

*C. EXPOSURE RESPONSE*

3.10 Exposure to Liquid De-Icer

- **Skin Exposure:**
  - Rinse the affected area with clean, potable water. Continue rinsing for several minutes and dry thoroughly.
  - For extensive exposure, take a shower and rinse the entire body.
- **Eye Exposure:**
  - Flush the eyes with clean water for at least 15 minutes. If irritation persists, seek medical attention.
- **Ingestion:**
  - If ingested, the de-icer may cause nausea, vomiting, or diarrhea. Seek medical attention if symptoms persist.

*4. Emergency Contacts*

- **Site Manager:** Michael Anderson / Ara Baylerian
- **Spill Response Team Lead:** Michael Anderson / Ara Baylerian
- **Emergency Services:** Dial 911 for emergencies.

*5. Training and Drills*

- **Regular Training:** All employees should receive regular training on spill response procedures, including the use of spill kits, proper containment techniques, and personal protective equipment.
- **Spill Drills:** Conduct periodic spill drills to ensure all personnel are familiar with their roles and can respond effectively in an actual spill event.

## *6. Appendix*

- **Safety Data Sheets (SDS):** The SDS for the liquid de-icer and other chemicals used onsite are available. Refer to these sheets for detailed safety and handling information.

---

This detailed contingency plan provides clear instructions and responsibilities for managing de-icer and dry salt spills, ensuring that all personnel are prepared to respond effectively in the event of a spill.

****For Stormwater run off and Ground water monitoring please refer to Environmental assessment plan****

# DE-ICER SPILL CONTINGENCY PLAN

**This plan shall remain posted onsite in a conspicuous location near all liquid de-icer tanks and pump transfer valves for quick reference in the event of an actual spill.**

The liquid de-icer on this site is not categorized as dangerous per the EPA and exposure to reasonable amounts of this product are not harmful to the health of humans or animals. Please refer to the data safety sheets attached in the appendix to this plan.

In the Event of a Spill below is a listing of operations to be carried out in the order noted to contend and mitigate any effects of the spilled product in a proper, reasonable, and safe manner.

## LIQUID DE-ICER SPILLS:

**Remediation:**

**Stop The Leak -** do whatever reasonable to stop the leak as soon as reasonable.

- Pipe leak - Apply exterior pipe wrap Flex Seal Tape or a similar product to the leak area to stop or slow the escape of the de-icer product.
- Tank leak – apply exterior pipe wrap Flex Seal Tape or a similar product to the leak area to stop or slow the escape of the de-icer product. Or apply mechanical exterior banding to the tank leak area to stop or slow the escape of the de-icer product.
- Remove the de-icer product, empty the tank and plumbing. As quickly as reasonable pump the liquid to a different tank or a tanker truck to isolate the de-icer within a different more reliable container.

**Containment:**

**Do not allow de-icer exit the building or pavement -** All the liquid storage tanks are surrounded by a sealed concrete lowered floor containment system this area is sized to contain the full contents of one full tank, and keep the de-icer from escaping the building by overland flow or seepage. The containment area is provided with a lowered sump to allow pumping the area totally clear of standing liquid.

- For leakage into the containment area - mop or wipe up small leaks, for large leaks pump from the provided sump area back into a sealed tank or tanker truck for containment and isolation.
- For leakage outside the building - use available onsite materials to dam up the spill area and prevent spread of the spill area. Then mop or pump the spilled liquid back into tanks or tanker truck for containment and isolation.



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**Cleanup:**

**After the leak is stoped and standing liquid is pumped out -** very little after spill cleanup is required as this de-icer product is intended to be spread freely on roads and parking lots to reduce and prevent the ice formation and buildup on exterior roads and pavements.

- For spill cleanup hose down and or mop spill area pump that water back into tanks for remixing into the de-icer product.
- After mopping up minor spills mop water can be disposed of by dumping into sanitary sewer via mop sink or water closet.

## DRY SALT SPILLS:

**Remediation:**

Push, scoop, shovel, and /or sweep the spilled material back into containment area, within the containment walls and under the hoop buildings for dry storage until actual use.

**Containment:**

Verify the spilled material is container under and within one of the hoop buildings provided for that use, and that the material is deep enough within the structure to avoid exposure to the elements.

**Cleanup:**

Sweep and mop spill area. After mopping up minor spills mop water can be disposed of by dumping into sanitary sewer via mop sink or water closet.

## EXPOSURE:

**Cleanup:**

This de-icer product is non-toxic and not considered hazardous by the EPA. Please refer to the data safety sheets attached in the appendix to this plan. For exposer to liquid form de-icer, it is recommended that exposed area be rinsed in clean potable water and dried. For large area exposure shower and rinse all exposed areas. May cause eye irritation and tearing if exposed rinse with water and seek medical attention if irritation continues. If ingested may cause nausea, vomiting, and possibly diarrhea seek medical attention if irritation continues.



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. If you any questions or require more information I can be reached at (262)720-7938 or by email at rkrause@jahnkeandjahnke.com

Sincerely,

WISCONSIN
ROBERT A. KRAUSE
26786-6
WAUKESHA, WI
PROFESSIONAL ENGINEER
8/20/2024

**Robert A Krause PE**
Project Manager
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# Safety Data Sheet

Prepared August 11, 2023

## SECTION 1: Identification of Product/Mixture and of the Company

| | |
|---|---|
| **Product Form:** | Substance: Liquid Mixture |
| **Product Name:** | Turbo Melt |
| **Product Use:** | De-icing, Anti-Icing, NaCi Treatment |
| **Manufacture:** | T.C. Winter Services<br>P.O. Box 418<br>Zimmerman, MN 55398 |
| **CAS No.** | No CAS number associated; see section No. 2 for component CAS No. |
| **Synonyms:** | Turbo Melt, Turbo |
| **Intended Use of Product:** | Anti-Icing, Deicing, NaCl Treatment |
| **Responsible Party:** | T.C. Winter Services<br>P.O. Box 418<br>Zimmerman, MN 55398 |
| **Telephone:** | 763-420-0927 Extension 4 |
| **24 Hour Emergency Contact:** | 763-222-9378 |
| **WHMIS Classification:** | Not Controlled |
| **Chemical Family:** | None (BWS) |

## SECTION 2: Hazards Identification

**Classification of the Substance or Mixture**

**GHS-US Classification:** Not Hazardous

| Label Elements | Physical | Health | Environment |
|---|---|---|---|
| GHS-US Labeling | Not Hazardous | Not Hazardous | Not Hazardous |
| Hazard Picotgrams (GHS-US) | Not Hazardous | Not Hazardous | Not Hazardous |

## SECTION 3: Composition/Information on Ingredients

| Name | Product Identifier | Concentration % |
|---|---|---|
| Magnesium Chloride | CAS No. 7786-30-3 | 50-60% |
| BWS | N/A | 50-60% |
| Water | CAS No. 7732-18-5 | 4% |

## SECTION 4: First Aide Measures

**First - Aid measures general:** Never give anything by mouth to an unconscious person. If you feel unwell, seek medical advice.

| Route of Entry | Health Hazard | Effect of Exposure to Material | Fist Aide |
|---|---|---|---|
| Eyes | Yes | May cause irritation to eyes and lids. | Flush eyes with water for 10 minutes. If persist seek medical attention. |
| Skin | Yes | May cause slight irritation. | Wash with mild soap and water. |
| Inhalation | Unlikely – Only in the form of a mist | Spray mist may cause irritation of nasal and bronchial passages. | Move to fresh air. |
| Ingestion | Unlikely – bitter taste, emetic properties | May cause vomiting and tissue irritation. | Rise with water, seek medical attention. |

**Most important symptoms and effects, both acute and delayed**

**Symptoms/injury:** Eye irritant

**Symptoms/injury after inhalation:** May cause irritation

**Symptoms/injury after ingestion:** May cause vomiting

**Symptoms/injury after eye contact:** Causes eye irritation

## SECTION 5: Fire Fighting Measures

**Extinguishing Media**

**Suitable extinguishing media:** This is a non-combustible product. Appropriate media should be determined by surrounding fire. All forms of extinguishing Medias are allowed.

**Specific Hazards arising from the chemical:** Solution may cause surfaces to become extremely slippery and cause a slip hazard. May emit Chloride gases above 325 F®

**Advice for Firefighters**

Firefighting instructions: Exercise caution when fighting any chemical fire.

Protection during firefighting: Firefighters should wear full protective gear. Do not enter fire area without protective equipment, including but not limited to respirator protection

## SECTION 6: Accidental Release Measures

**Personal precautions, protective equipment and emergency procedures**

| | |
|---|---|
| General Measures: | Care should be taken as the area may become extremely slippery causing a slipping hazard |
| Spills: | Small spills can be rinsed away with water. Larger spills should be surrounded to contain liquid and either vacuumed up or absorb liquid with absorbent and place in an appropriate container for disposal. Rinse spill are well. |
| Environmental Concerns: | None |

## SECTION 7: Handling and Storage

| | |
|---|---|
| **Precautions for safe handling:** | Wear goggles and gloves, avoid contact with eyes, skin and clothing. Care should be exercised as not to breath in spray mist. Wash your hands after handling to prevent from spreading into eyes or skin. |
| **Precautions for safe storage:** | Store in a well ventilated area. Avoid contact with aluminum and brass for storage. Carbon steel, polypropylene and most plastics are suitable containers. |

## SECTION 8: Exposure Controls/Personal Protection

| | |
|---|---|
| **Exposure control:** | No special or engineered controls required |
| **Respirator protection:** | For areas not well ventilated a NIOSH approved mask is recommended. |
| **Skin protection:** | Use of rubber gloves and long sleeve shirts are recommended. |
| **Eye protection:** | Use of safety glasses are recommended. |

## SECTION 9: Physical and Chemical Properties

**Physical Properties**

| | |
|---|---|
| Physical state: | Liquid |
| Odor and Appearance: | Brown Liquid |
| Specific Gravity: | 1.22-1.29 |
| Evaporation Rate: | Slightly Less than Water |
| Boiling Point: | Approximately 221°F |
| Freezing Point: | < -140° F |
| Solubility: | Soluble in water |
| PH: | 4.5-7 |

Odor threshold, vapor density, vapor pressure and % volatile: No Data

# Safety Data Sheet

Prepared August 11, 2023

## SECTION 10: Stability and Reactivity

| | |
|---|---|
| **Reactivity/Chemical Stability:** | Not known to be reactive, Remains stable under typical storage conditions. |
| **Incompatible materials:** | Attacks aluminum, brass, strong oxidizers and some soft metals |
| **Decomposition Products:** | Product may release chloride gases above 325° F |

## SECTION 11: Toxicological Information

| | |
|---|---|
| **Ingestion:** | Ingestion may cause nausea, vomiting and possibly diarrhea. |
| **Inhalation:** | Inhalation of spray mist may cause slight irritation to nasal, throat and bronchial passages. |
| **Eye:** | May cause irritation and tearing |
| **Skin:** | May cause irritation and rash on extended exposure |
| **Carcinogenicity:** | No component is listed as a carcinogen |
| **Reproductive Toxicity:** | None |
| **Oral LD50:** | 8,100 mg/kg |
| **Apprasial:** | The material is classified as non-toxic |

## SECTION 12: Ecological Information

| | |
|---|---|
| **ECO toxicity:** | Fathead minnow NOEC: 1.0g/L<br>Selenastrum growth NOEC: 2.0 g/L<br>Ceriodaphnia dubia NOEC 1.0 g/L |
| **Persistence and degradability:** | N/A |
| **Bio-accumulative potential:** | No data available |
| **Mobility in soil:** | No data available |
| **Other adverse effects:** | None known |

## SECTION 13: Disposal Considerations

Material is water soluble & non-toxic, however, dispose of in accordance with local, state and federal regulations.

## SECTION 14: Transportation Information

| | |
|---|---|
| **Shipping Name:** | Not Required |
| **UN Number:** | N/A |
| **Hazard class/Packing group:** | N/A |
| **Label Required:** | None |

# Safety Data Sheet

Prepared August 11, 2023

## SECTION 1: Identification of Product/Mixture and of the Company

| | |
|---|---|
| **Product Form:** | Substance: Granular Salt Mixture |
| **Product Name:** | Turbo Melt |
| **Product Use:** | De-icing, Anti-Icing |
| **Manufacture:** | T.C. Winter Services<br>P.O. Box 418<br>Zimmerman, MN 55398 |
| **CAS No.** | No CAS number associated; see section No. 2 for component CAS No. |
| **Synonyms:** | Turbo Melt, Turbo |
| **Intended Use of Product:** | Anti Icing, Deicing, NaCl Treatment |
| **Responsible Party:** | T.C. Winter Services<br>P.O. Box 418<br>Zimmerman, MN 55398 |
| **Telephone:** | 763-420-0927 Extension 4 |
| **24 Hour Emergency Contact:** | 763-222-9378 |
| **WHMIS Classification:** | Not Controlled |
| **Chemical Family:** | None (BWS) |

## SECTION 2: Hazards Identification

**Classification of the Substance or Mixture**

**GHS-US Classification:** Not Hazardous

| Label Elements | Physical | Health | Environment |
|---|---|---|---|
| GHS-US Labeling | Not Hazardous | Not Hazardous | Not Hazardous |
| Hazard Picotgrams (GHS-US) | Not Hazardous | Not Hazardous | Not Hazardous |

## SECTION 3: Composition/Information on Ingredients

| Name | Product Identifier | Concentration % |
|---|---|---|
| Sodium Chloride | CAS No. 7647-14-5 | 94-98% |
| Magnesium Chloride | CAS No. 7786-30-3 | .5-2% |
| BWS | N/A | .5-2% |
| Water | CAS No. 7732-18-5 | > 1 % |

# Safety Data Sheet

Prepared August 11, 2023

## SECTION 4: First Aide Measures

**First - Aid measures general:** Never give anything by mouth to an unconscious person. If you feel unwell, seek medical advice.

| Route of Entry | Health Hazard | Effect of Exposure to Material | Fist Aide |
|---|---|---|---|
| Eyes | Yes | May cause irritation to eyes and lids. | Flush eyes with water for 10 minutes. If persist seek medical attention. |
| Skin | Yes | May cause slight irritation. | Wash with mild soap and water. |
| Inhalation | Unlikely – Only in the form of a mist | Spray mist may cause irritation of nasal and bronchial passages. | Move to fresh air. |
| Ingestion | Unlikely – bitter taste, emetic properties | May cause vomiting and tissue irritation. | Rise with water, seek medical attention. |

**Most important symptoms and effects, both acute and delayed**

**Symptoms/injury:** Eye irritant

**Symptoms/injury after inhalation:** May cause irritation

**Symptoms/injury after ingestion:** May cause vomiting

**Symptoms/injury after eye contact:** Causes eye irritation

## SECTION 5: Fire Fighting Measures

**Extinguishing Media**

**Suitable extinguishing media:** This is a non-combustible product. Appropriate media should be determined by surrounding fire. All forms of extinguishing Medias are allowed.

**Specific Hazards arising from the chemical:** Solution may cause surfaces to become extremely slippery and cause a slip hazard. May emit Chloride gases above 325 F®

**Advice for Firefighters**

Firefighting instructions: Exercise caution when fighting any chemical fire.

Protection during firefighting: Firefighters should wear full protective gear. Do not enter fire area without protective equipment, including but not limited to respirator protection

# Safety Data Sheet

Prepared August 11, 2023

## SECTION 6: Accidental Release Measures

**Personal precautions, protective equipment and emergency procedures**

| | |
|---|---|
| General Measures: | Care should be taken as the area may become extremely slippery causing a slipping hazard |
| Spills: | Sweep up, place in a sealed bag or container. |
| Environmental Concerns: | None |

## SECTION 7: Handling and Storage

| | |
|---|---|
| **Precautions for safe handling:** | Wear goggles and gloves, avoid contact with eyes, skin and clothing. Wash your hands after handling to prevent the spreading into eyes or other skin areas. |
| **Precautions for safe storage:** | Store in a well ventilated area and keep dry. |

## SECTION 8: Exposure Controls/Personal Protection

| | |
|---|---|
| **Exposure control:** | No special or engineered controls required |
| **Respirator protection:** | None Required |
| **Skin protection:** | Use of rubber gloves and long sleeve shirts are recommended |
| **Eye protection:** | None Required |

## SECTION 9: Physical and Chemical Properties

**Physical Properties**

| | |
|---|---|
| Physical state: | Solid |
| Odor and Appearance: | Brown Crystal |
| Specific Gravity: | N/A |
| Evaporation Rate: | N/A |
| Boiling Point: | Approximately 2,669°F |
| Freezing Point: | < -35° F |
| Solubility: | Soluble in water |
| PH: | 3.5-5.0 |

Odor threshold, vapor density, vapor pressure and % volatile: No Data Available

## SECTION 10: Stability and Reactivity

| | |
|---|---|
| **Reactivity/Chemical Stability:** | Reacts with bromine triflouride and lithium. Avoid contact with strong oxidizers, acids, bromine. |
| **Incompatible materials:** | Attacks aluminum, brass, strong oxidizers and some soft metals |
| **Decomposition Products:** | Product may release chloride gases above 325°F |

# Safety Data Sheet

Prepared August 11, 2023

## SECTION 11: Toxicological Information

| | |
|---|---|
| **Ingestion:** | Ingestion may cause nausea, vomiting and possibly diarrhea. |
| **Target Organs:** | Investigation as a mutanagen effecter. |
| **Eye:** | May cause irritation and tearing |
| **Skin:** | May cause irritation and rash on extended exposure |
| **Chronic Effects:** | N/A |
| **IHL-Rat LC50:** | >42G/M3 1 HR |
| **Oral - RAT LD50:** | 3,000 mg/Kg |
| **SKN –RBT LD50:** | .10MK/KG |

## SECTION 12: Ecological Information

| | |
|---|---|
| **ECO toxicity:** | Fathead minnow NOEC: 1.0g/L<br>Selenastrum growth NOEC: 2.0 g/L<br>Ceriodaphnia dubia NOEC 1.0 g/L |
| **Persistence and degradability:** | N/A |
| **Bio-accumulative potential:** | No data available |
| **Mobility in soil:** | No data available |
| **Other adverse effects:** | None known |

## SECTION 13: Disposal Considerations

Material is water soluble & non toxic, however, dispose of in accordance with local, state and federal regulations.

## SECTION 14: Transportation Information

| | |
|---|---|
| **Shipping Name:** | Not Required |
| **UN Number:** | N/A |
| **Hazard class/Packing group:** | N/A |
| **Label Required:** | None |

## SECTION 15: Regulatory Information

| | |
|---|---|
| **CERCLA:** | This material is not subject to CERCLA release reporting. Spill reports are required under Federal, state and local regulations |
| **SARA Hazard category:** | Not a Hazardous material |
| **EPA TSCA Inventory:** | All components in this material are listed on the EPA TSCA Inventory |
| **WHMIA:** | Not classified as dangerous or a hazard. |

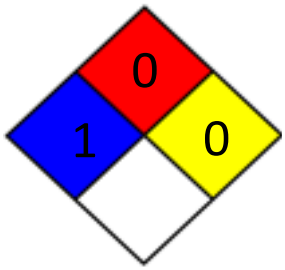
# Safety Data Sheet

Prepared August 11, 2023

## SECTION 16: Other Information

**Authoring Date:** 08/11/2023 in accordance with CFR 1910.1200

**Prepared by:** T.C. Winter Services
P.O. Box 418
Zimmerman, MN 55398




**NFPA health Hazard:** 1 - Exposure could cause irritation but only minor residual injury even if no treatment is given

**NFPA Fire Hazard:** 0 - Non combustible

**NFPA Reactivity:** 0 - Normally stable, even under fire exposure conditions, and is not reactive with water.

**HMIS III Rating:**
**Health:** 1 - Slight Hazard - Irritation or minor reversible injury possible
**Flammability:** 0 –Minimal Hazard
**Physical:** 0 - Minimal Hazard

This information is based on our current knowledge and is intended to describe the product for the purpose of health, safety and environmental requirements only. It should not be construed as guaranteeing any specific property of the product.

# Safety Data Sheet

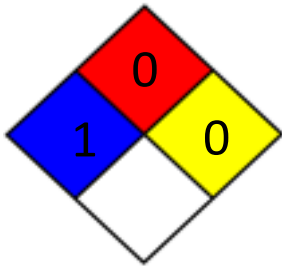
Prepared August 11, 2023

## SECTION 15: Regulatory Information

| | |
|---|---|
| **CERCLA:** | This material is not subject to CERCLA release reporting. Spill reports are required under Federal, state and local regulations |
| **SARA Hazard category:** | Not a Hazardous material |
| **EPA TSCA Inventory:** | All components in this material are listed on the EPA TSCA Inventory |
| **WHMIA:** | Not classified as dangerous or a hazard. |

## SECTION 16: Other Information

| | |
|---|---|
| **Authoring Date:** | 08/11/2023 in accordance with CFR 1910.1200 |
| **Prepared by:** | T.C. Winter Services<br>P.O. Box 418<br>Zimmerman, MN 55398 |
| **NFPA health Hazard:** | 1 - Exposure could cause irritation but only minor residual injury even if no treatment is given |
| **NFPA Fire Hazard:** | 0 - Non combustible |
| **NFPA Reactivity:** | 0 - Normally stable, even under fire exposure conditions, and is not reactive with water. |
| **HMIS III Rating:** | |
| **Health:** | 1 - Slight Hazard - Irritation or minor reversible injury possible |
| **Flammability:** | 0 –Minimal Hazard |
| **Physical:** | 0 - Minimal Hazard |




This information is based on our current knowledge and is intended to describe the product for the purpose of health, safety and environmental requirements only. It should not be construed as guaranteeing any specific property of the product.